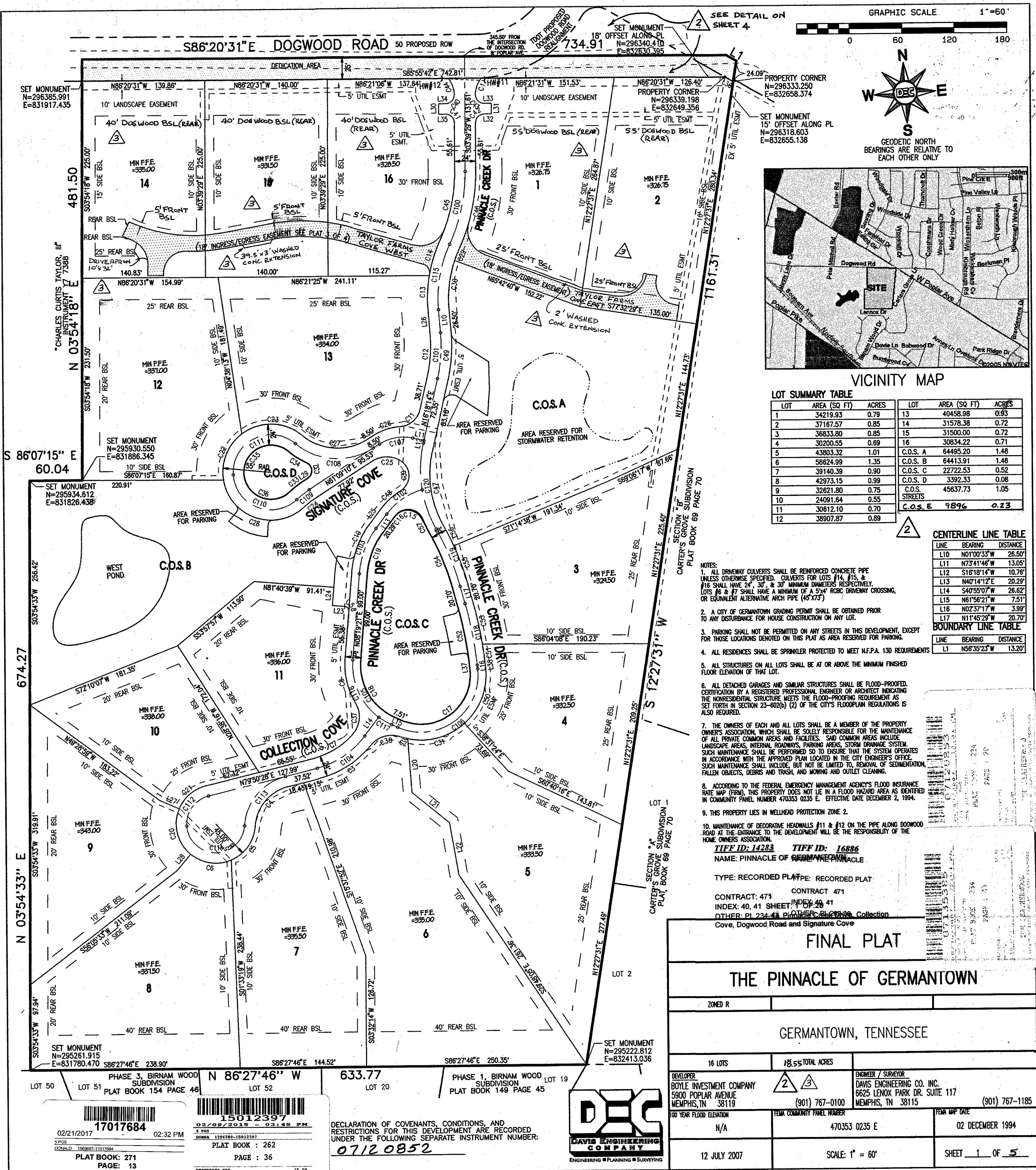




Tom Leatherwood
Shelby County Register / Archives

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.

	
17017684	
02/21/2017	02:32 PM
5 PGS	
DONALD 1569687-17017684	
PLAT BOOK: 271	
PAGE: 13	
RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	



LOT SUMMARY TABLE

LOT	AREA (SQ. FT.)	ACRES	LOT	AREA (SQ. FT.)	ACRES
1	34219.93	0.79	13	40458.98	0.93
2	37167.57	0.85	14	31578.38	0.72
3	36833.80	0.85	15	31500.00	0.72
4	30200.55	0.69	16	30834.22	0.71
5	43803.32	1.01	C.O.S. A	64495.20	1.48
6	58624.99	1.35	C.O.S. B	64413.91	1.48
7	39140.39	0.90	C.O.S. C	22722.53	0.52
8	42973.15	0.99	C.O.S. D	3392.33	0.08
9	32821.80	0.75	C.O.S. E	45637.73	1.05
10	24091.64	0.55	STREETS		
11	30612.10	0.70	C.O.S. E	9896	0.23
12	38907.87	0.89			

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L10	N01°00'33"W	26.50'
L11	N73°41'46"W	13.05'
L12	S16°18'14"W	10.76'
L13	N40°14'12"E	20.29'
L14	S40°55'07"W	26.62'
L15	N61°56'21"W	7.51'
L16	N02°57'17"W	3.99'
L17	N11°45'29"W	20.70'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N56°35'23"W	13.20'

- NOTES:
1. ALL DRIVEWAY CULVERTS SHALL BE REINFORCED CONCRETE PIPE UNLESS OTHERWISE SPECIFIED. CULVERTS FOR LOTS #14, #15, & #16 SHALL HAVE 24", 30", & 30" MINIMUM DIAMETERS RESPECTIVELY. LOTS #6 & #7 SHALL HAVE A MINIMUM OF A 54" ROBC DRIVEWAY CROSSING, OR EQUIVALENT ALTERNATIVE ARCH PIPE (45"x75").
 2. A CITY OF GERMANTOWN GRADING PERMIT SHALL BE OBTAINED PRIOR TO ANY DISTURBANCE FOR HOUSE CONSTRUCTION ON ANY LOT.
 3. PARKING SHALL NOT BE PERMITTED ON ANY STREETS IN THIS DEVELOPMENT, EXCEPT FOR THOSE LOCATIONS DENOTED ON THIS PLAT AS AREA RESERVED FOR PARKING.
 4. ALL RESIDENCES SHALL BE SPRINKLER PROTECTED TO MEET N.F.P.A. 130 REQUIREMENTS.
 5. ALL STRUCTURES ON ALL LOTS SHALL BE AT OR ABOVE THE MINIMUM FINISHED FLOOR ELEVATION OF THAT LOT.
 6. ALL DETACHED GARAGES AND SIMILAR STRUCTURES SHALL BE FLOOD-PROOFED. CERTIFICATION BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT INDICATING THE NONRESIDENTIAL STRUCTURE MEETS THE FLOOD-PROOFING REQUIREMENT AS SET FORTH IN SECTION 23-602(b) (2) OF THE CITY'S FLOODPLAIN REGULATIONS IS ALSO REQUIRED.
 7. THE OWNERS OF EACH AND ALL LOTS SHALL BE A MEMBER OF THE PROPERTY OWNER'S ASSOCIATION, WHICH SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE COMMON AREAS AND FACILITIES. SAID COMMON AREAS INCLUDE: LANDSCAPE AREAS, INTERNAL ROADWAYS, PARKING AREAS, STORM DRAINAGE SYSTEM. SUCH MAINTENANCE SHALL BE PERFORMED SO TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLAN LOCATED IN THE CITY ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH, AND MOWING AND OUTLET CLEANING.
 8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AS IDENTIFIED IN COMMUNITY PANEL NUMBER 470353 0235 E. EFFECTIVE DATE DECEMBER 2, 1994.
 9. THIS PROPERTY LIES IN WELHEAD PROTECTION ZONE 2.
 10. MAINTENANCE OF DECORATIVE HEADWALLS #11 & #12 ON THE PIPE ALONG DOGWOOD ROAD AT THE ENTRANCE TO THE DEVELOPMENT WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

TIFF ID: 14283 **TIFF ID: 16886**
NAME: PINNACLE OF GERMANTOWN
TYPE: RECORDED PLAT **RECORDED PLAT**
CONTRACT: 471 **CONTRACT: 471**
INDEX: 40, 41 SHEET 1 OF 41
OTHER: PL 234-48 PINNACLE OF GERMANTOWN Collection
Cove, Dogwood Road and Signature Cove

FINAL PLAT

THE PINNACLE OF GERMANTOWN

ZONED R	
GERMANTOWN, TENNESSEE	
16 LOTS	18.55 TOTAL ACRES
DEVELOPER BOYLE INVESTMENT COMPANY 5900 POPLAR AVENUE MEMPHIS, TN 38119	ENGINEER / SURVEYOR DAVIS ENGINEERING CO. INC. 6625 LENOX PARK DR. SUITE 117 MEMPHIS, TN 38115
100 YEAR FLOOD ELEVATION N/A	FEMA COMMUNITY PANEL NUMBER 470353 0235 E
12 JULY 2007	SCALE: 1" = 60'
SHEET 1 OF 5	

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RECORDING FEE 15.00

DP FEE 2.00

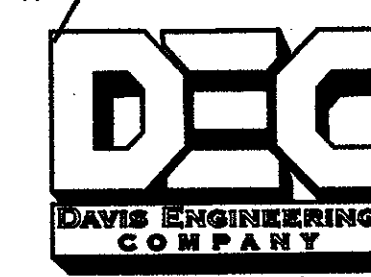
TOTAL AMOUNT 17.00

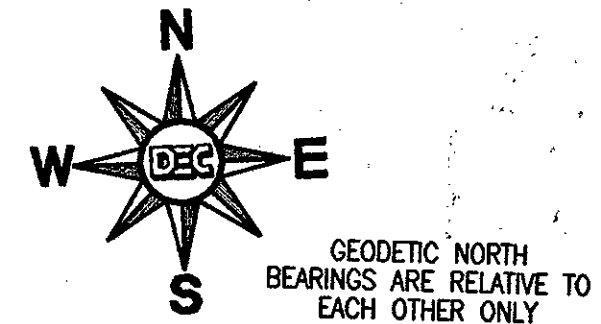
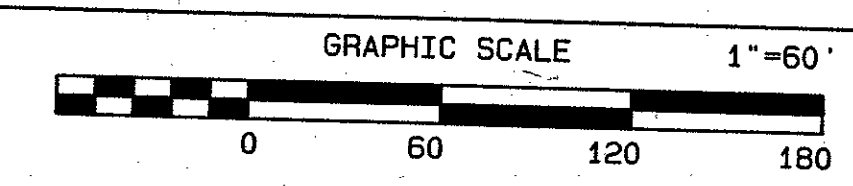
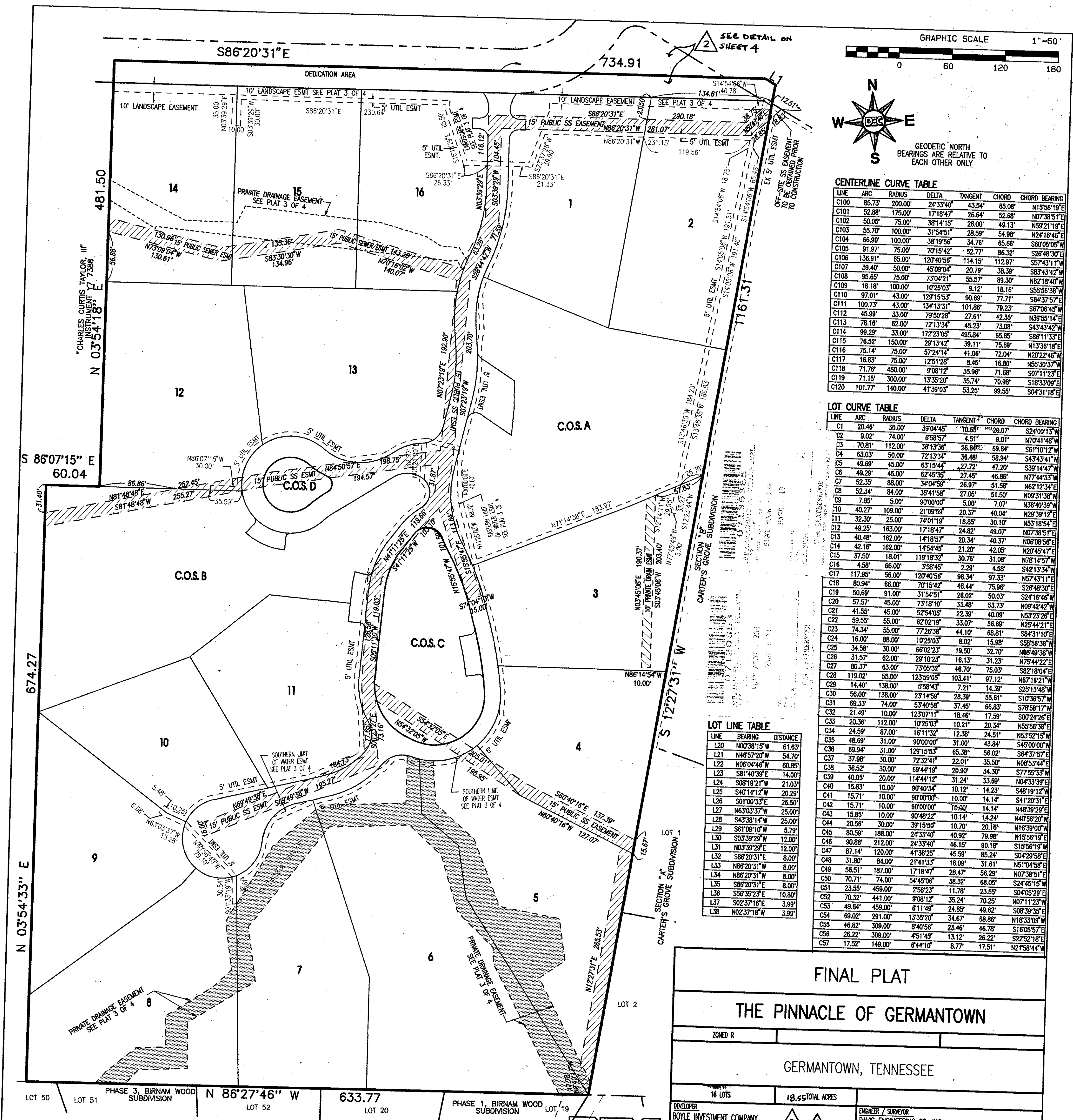
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

PLAT BOOK: 271
PAGE: 13

PLAT BOOK: 262
PAGE: 36

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THIS DEVELOPMENT ARE RECORDED UNDER THE FOLLOWING SEPARATE INSTRUMENT NUMBER:
0712 0852





CENTERLINE CURVE TABLE

LINE	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C100	85.73'	200.00'	24°33'40"	43.54'	85.08'	N15°56'19"E
C101	52.88'	175.00'	17°18'47"	26.64'	52.68'	N07°38'51"E
C102	50.05'	75.00'	38°14'15"	26.00'	49.13'	N59°21'19"E
C103	55.70'	100.00'	31°54'51"	28.59'	54.98'	N24°16'46"E
C104	66.90'	100.00'	38°19'56"	34.76'	65.66'	S60°05'05"W
C105	91.97'	75.00'	70°15'42"	52.77'	86.32'	S26°48'30"E
C106	136.91'	65.00'	120°40'56"	114.15'	112.97'	S57°43'11"W
C107	39.40'	50.00'	48°09'04"	20.79'	38.39'	S83°43'42"W
C108	95.65'	75.00'	73°04'21"	55.57'	89.30'	N82°18'40"W
C109	18.18'	100.00'	10°25'03"	9.12'	18.16'	S55°56'38"W
C110	97.01'	43.00'	129°15'53"	90.69'	77.71'	S64°37'57"E
C111	100.73'	43.00'	134°13'31"	101.86'	79.23'	S67°06'45"W
C112	45.99'	33.00'	79°50'28"	27.61'	42.35'	N39°55'14"E
C113	78.16'	62.00'	72°13'34"	45.23'	73.08'	S43°43'42"W
C114	99.29'	33.00'	172°23'05"	495.84'	65.85'	S86°11'33"E
C115	76.52'	150.00'	29°13'42"	39.11'	75.69'	N13°36'18"E
C116	75.14'	75.00'	57°24'14"	41.08'	72.04'	N20°22'46"W
C117	16.83'	75.00'	12°51'28"	8.45'	16.80'	N55°30'37"W
C118	71.78'	450.00'	9°08'12"	35.96'	71.68'	S07°11'23"E
C119	71.15'	300.00'	13°35'20"	35.74'	70.98'	S18°33'09"E
C120	101.77'	140.00'	41°39'03"	53.25'	99.55'	S04°31'18"E

LOT CURVE TABLE

LINE	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	20.46'	30.00'	39°04'45"	10.65'	20.07'	S24°00'13"W
C2	9.02'	74.00'	6°58'57"	4.51'	9.01'	N70°41'46"W
C3	70.81'	112.00'	36°13'36"	36.64'	69.64'	S61°10'12"W
C4	63.03'	50.00'	72°13'34"	36.48'	58.94'	S43°43'41"W
C5	49.69'	45.00'	63°15'44"	27.72'	47.20'	S39°14'47"W
C6	49.29'	45.00'	62°45'35"	27.45'	46.86'	N77°44'33"W
C7	52.35'	88.00'	34°04'58"	26.97'	51.58'	N62°12'34"E
C8	52.34'	84.00'	35°41'58"	27.05'	51.50'	N09°31'38"W
C9	7.85'	5.00'	90°00'00"	5.00'	7.07'	N36°40'39"W
C10	40.27'	109.00'	21°09'59"	20.37'	40.04'	N29°39'12"E
C11	32.30'	25.00'	74°01'19"	18.85'	30.10'	N53°18'54"E
C12	49.25'	163.00'	17°18'47"	24.82'	49.07'	N07°38'51"E
C13	40.48'	162.00'	14°18'57"	20.34'	40.37'	N06°08'56"E
C14	42.16'	162.00'	14°54'45"	21.20'	42.05'	N20°45'47"E
C15	37.50'	18.01'	119°18'32"	30.76'	31.08'	N78°14'57"W
C16	4.58'	66.00'	3°58'45"	2.29'	4.58'	S42°13'34"W
C17	117.95'	56.00'	120°40'56"	98.34'	97.33'	N57°43'11"E
C18	80.94'	66.00'	70°15'42"	46.44'	75.96'	S26°48'30"E
C19	50.89'	91.00'	31°54'51"	26.02'	50.03'	S24°16'46"W
C20	57.57'	45.00'	73°18'10"	33.48'	53.73'	N09°42'42"W
C21	41.55'	45.00'	52°54'05"	22.39'	40.09'	N53°23'26"E
C22	59.55'	55.00'	62°02'19"	33.07'	56.69'	N25°44'21"E
C23	74.34'	55.00'	77°28'38"	44.10'	68.81'	S84°31'10"E
C24	16.00'	88.00'	10°25'03"	8.02'	15.98'	S55°56'38"W
C25	34.58'	30.00'	66°02'23"	19.50'	32.70'	N85°49'38"E
C26	31.57'	62.00'	29°10'23"	16.13'	31.23'	N75°44'22"E
C27	80.37'	63.00'	73°05'32"	46.70'	75.03'	S87°18'04"W
C28	119.02'	55.00'	123°59'05"	103.41'	97.12'	N67°18'21"W
C29	14.40'	138.00'	5°58'43"	7.21'	14.39'	S25°13'46"W
C30	56.00'	138.00'	23°14'59"	28.39'	55.61'	S10°36'57"W
C31	69.33'	74.00'	53°40'58"	37.45'	66.83'	S78°58'17"W
C32	21.49'	10.00'	123°07'11"	18.46'	17.59'	S00°24'26"E
C33	20.36'	112.00'	10°25'03"	10.21'	20.34'	N55°56'38"E
C34	24.59'	87.00'	16°11'32"	12.38'	24.51'	N53°52'15"W
C35	48.69'	31.00'	90°00'00"	31.00'	43.84'	S45°00'00"W
C36	69.94'	31.00'	129°15'53"	65.38'	56.02'	S64°37'57"E
C37	37.98'	30.00'	72°32'41"	22.01'	35.50'	N08°53'44"E
C38	36.52'	30.00'	69°44'19"	20.90'	34.30'	S77°55'33"W
C39	40.05'	20.00'	114°44'12"	31.24'	33.69'	N04°33'39"E
C40	15.83'	10.00'	90°40'34"	10.12'	14.23'	S48°19'12"W
C41	15.71'	10.00'	90°00'00"	10.00'	14.14'	S41°20'31"E
C42	15.71'	10.00'	90°00'00"	10.00'	14.14'	N48°39'29"E
C43	15.85'	10.00'	90°48'22"	10.14'	14.24'	N40°58'20"W
C44	20.56'	30.00'	39°15'50"	10.70'	20.16'	N16°39'00"W
C45	80.59'	188.00'	24°33'40"	40.92'	79.98'	N15°56'19"E
C46	90.88'	212.00'	24°33'40"	46.15'	90.18'	S15°56'19"W
C47	87.14'	120.00'	41°38'25"	45.59'	85.24'	S04°29'58"E
C48	31.80'	84.00'	21°41'33"	16.09'	31.61'	N51°04'58"E
C49	56.51'	187.00'	17°18'47"	28.47'	56.29'	N07°38'51"E
C50	70.71'	74.00'	54°45'06"	38.32'	68.05'	S24°45'15"W
C51	23.55'	458.00'	2°56'23"	11.78'	23.55'	S04°05'29"E
C52	70.32'	441.00'	9°08'12"	35.24'	70.25'	N07°11'23"W
C53	49.64'	458.00'	6°11'49"	24.85'	49.62'	S08°39'35"E
C54	69.02'	291.00'	13°35'20"	34.67'	68.86'	N18°33'09"W
C55	46.82'	309.00'	8°40'56"	23.46'	46.78'	S16°05'57"E
C56	26.22'	309.00'	4°51'45"	13.12'	26.22'	S22°52'18"E
C57	17.52'	149.00'	6°44'10"	8.77'	17.51'	N21°58'44"W

LOT LINE TABLE

LINE	BEARING	DISTANCE
L20	N00°38'15"W	61.63'
L21	N46°57'20"W	54.70'
L22	N06°04'46"W	60.85'
L23	S81°40'39"E	14.00'
L24	S08°19'21"W	21.03'
L25	S40°14'12"W	20.29'
L26	S01°00'33"E	26.50'
L27	N63°03'37"W	25.00'
L28	S43°38'14"W	25.00'
L29	S61°08'10"W	5.79'
L30	S03°39'29"W	12.00'
L31	N03°39'29"E	12.00'
L32	S86°20'31"E	8.00'
L33	N86°20'31"W	8.00'
L34	N86°20'31"W	8.00'
L35	S86°20'31"E	8.00'
L36	S56°35'23"E	10.80'
L37	S02°37'16"E	3.99'
L38	N02°37'18"W	3.99'

FINAL PLAT

THE PINNACLE OF GERMANTOWN

ZONED R	
GERMANTOWN, TENNESSEE	
16 LOTS	18.55 TOTAL ACRES
DEVELOPER BOYLE INVESTMENT COMPANY 5900 POPLAR AVENUE MEMPHIS, TN 38119	
ENGINEER / SURVEYOR DAVIS ENGINEERING CO. INC. 6625 LENOX PARK DR. SUITE 117 MEMPHIS, TN 38115	
100 YEAR FLOOD ELEVATION	FEED MAP DATE
N/A	470353 0235 E
12 JULY 2007	SCALE: 1" = 60'
SHEET 2 OF 5	

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PLAT BOOK: 271 PAGE: 13

RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00

TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

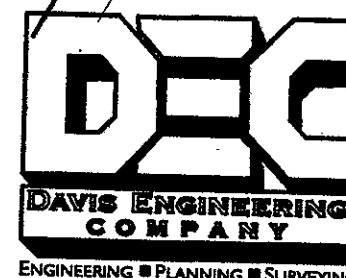
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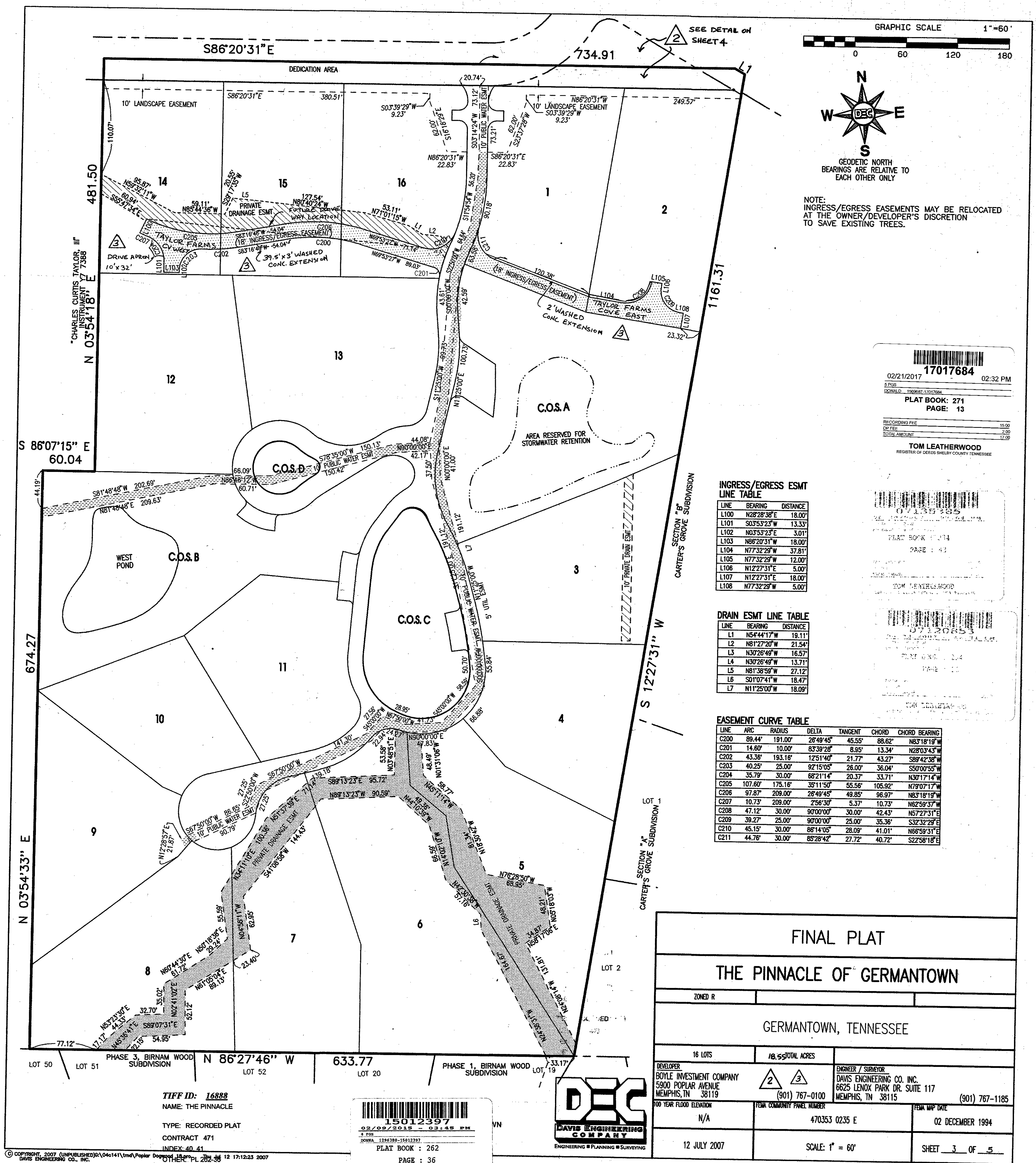
PLAT BOOK: 262 PAGE: 36

RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00

TOM LEATHERWOOD

NOTE:
INGRESS/EGRESS EASEMENTS MAY BE RELOCATED
AT THE OWNER/DEVELOPER'S DISCRETION
TO SAVE EXISTING TREES.





OWNER'S CERTIFICATE

I (WE), B.K. PINNACLE, LLC, 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 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

TITLE

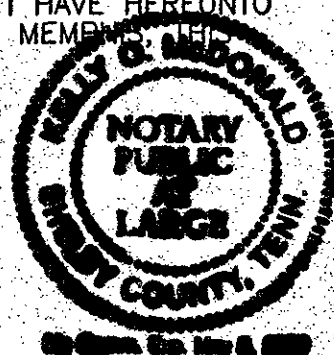
NOTARY'S CERTIFICATE

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED DOUG DICKENS, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH, ACKNOWLEDGE HIMSELF (HERSELF) TO BE VICE PRESIDENT OF THE BOYLE INVESTMENT COMPANY, 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, TENNESSEE, THIS 23RD DAY OF AUGUST, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES



CERTIFICATE OF SURVEY

IT IS HEREBY CERTIFIED THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS 1:10,000 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 THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT RELATING TO THE PRACTICE OF SURVEYING.

BY BYRON L. HARRIS, JR.TENNESSEE CERTIFICATE NO. 1303

ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT, IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE, THE SUBDIVISION REGULATIONS AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT RELATING TO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

BY

TENNESSEE CERTIFICATE NO. 15012397

MORTGAGEE'S CERTIFICATE

I (WE), BOYLE INVESTMENT COMPANY, THE UNDERSIGNED MORTGAGEE(S) OF THE PROPERTY SHOWN HEREON, HEREBY CONSENT AND AGREE TO THE PLAN OF DEVELOPMENT AS SUBMITTED BY BOYLE INVESTMENT COMPANY OWNER(S) OF THE PROPERTY.

INSTITUTION/TITLE

NOTARY'S CERTIFICATE

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED CHARLES H. CLABURN, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH, ACKNOWLEDGE HIMSELF (HERSELF) TO BE TREASURER OF THE BOYLE INVESTMENT COMPANY, 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, TENNESSEE, THIS 17th DAY OF JULY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

PLANNING COMMISSION CERTIFICATE

I, Jay C. Cook, DO HEREBY CERTIFY THAT THE CITY OF GERMANTOWN PLANNING COMMISSION HAS APPROVED THIS PLAT OF SUBDIVISION FOR RECORDING.

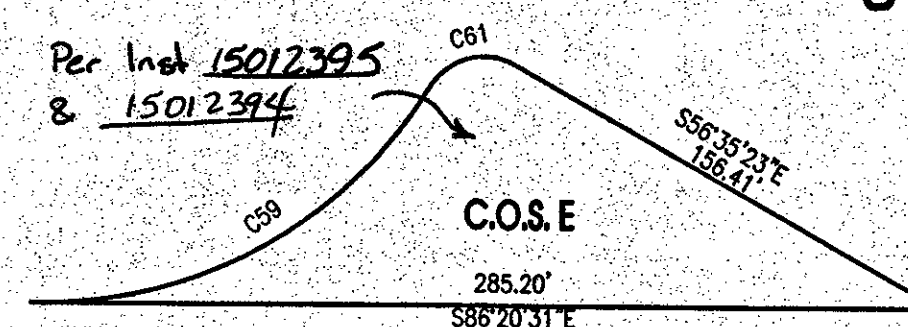
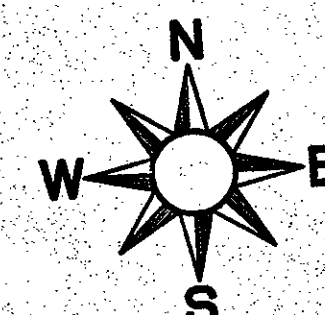
7-30-07
DATESECRETARY, PLANNING COMMISSION
CITY OF GERMANTOWN

APPROVED BE THE CITY OF GERMANTOWN

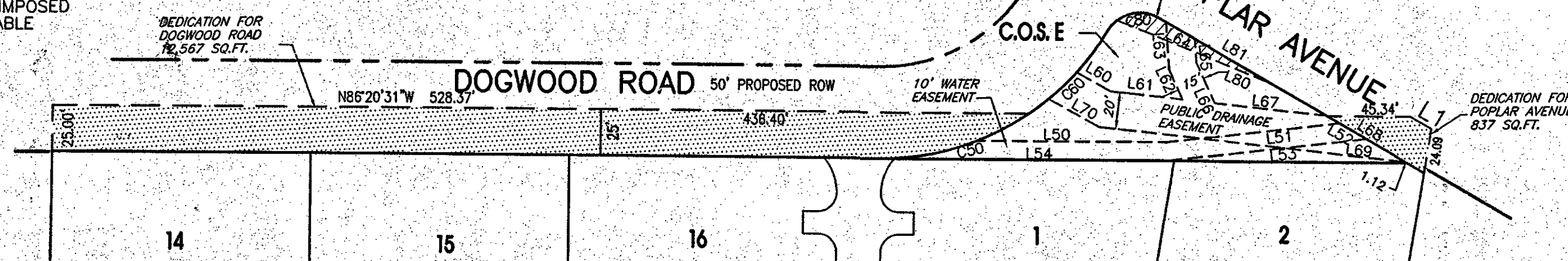
BY Sharon Johnson
MAYOR07-31-07
DATE

NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD	DELTA ANGLE
C50	141.34	53.49	N 82°49'01" E	53.17	21°40'55"
C59	141.34	147.59	N 63°44'37" E	140.97	59°49'45"
C61	20.00	31.27	N 78°37'11" E	28.18	89°34'53"
C60	141.34	20.92	N 49°26'58" E	20.90	08°28'52"
C80	20.00	23.56	S 89°39'30" W	22.22	67°30'15"

LINE	DIRECTION	DISTANCE
L50	S 86°20'31" E	102.64
L51	N 86°55'26" E	94.17
L52	S 56°35'23" E	16.82
L53	S 86°55'26" W	108.28
L54	N 86°20'31" W	155.45
L60	S 57°26'52" E	21.12
L61	S 80°22'29" E	38.94
L62	N 21°10'27" W	17.88
L63	N 00°41'46" W	25.77
L64	S 56°35'23" E	18.12
L65	S 00°41'46" E	12.90
L66	S 21°10'27" E	24.11
L67	S 80°22'29" E	61.14
L68	S 56°35'23" E	49.59
L69	N 80°22'29" W	166.97
L70	N 57°26'52" W	31.25
L80	S 64°31'16" E	89.48
L81	N 56°35'23" W	70.15



DETAIL (C.O.S. E)



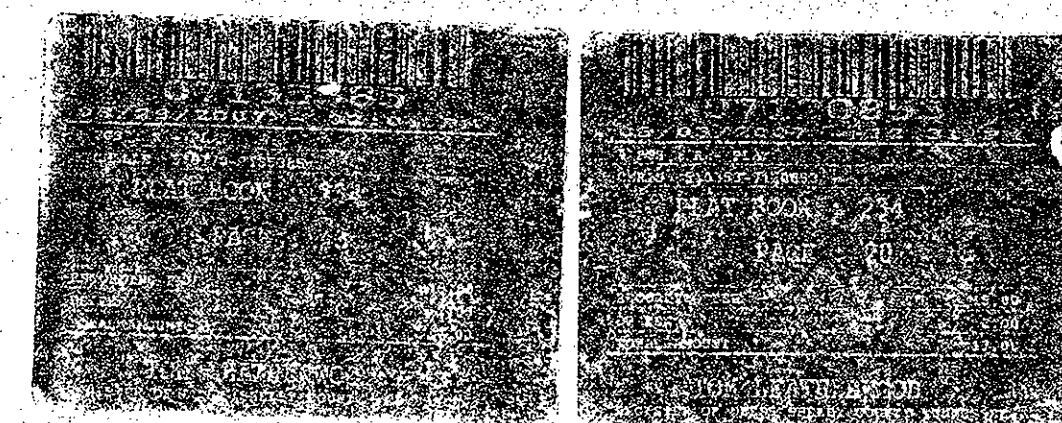
This plat being re-re-recorded to modify the following:
1. To reflect the realignment and corrected dedication for Dogwood Road ROW.
2. To establish Common Open Space (COS) Lot E and the public easements contained within it.
3. To modify the overall project acreage.

Approved by the City of Germantown

Carver
Signature

02-05-2015

Date



4 OF 4

FINAL PLAT

THE PINNACLE OF GERMANTOWN

ZONED R

GERMANTOWN, TENNESSEE

16 LOTS

18.55 TOTAL ACRES

DEVELOPER
BOYLE INVESTMENT COMPANY
5900 POPLAR AVENUE
MEMPHIS, TN 38119ENGINEER / SURVEYOR
DAVIS ENGINEERING CO. INC.
5350 POPLAR AVE. SUITE 317
MEMPHIS, TN 38119

100 YEAR FLOOD ELEVATION

FEMA COMMUNITY PANEL NUMBER

FEMA MAP DATE

14 AUGUST 2006

SCALE: 1" = 60'

02 DECEMBER 1994

SHEET 4 OF 5

TIFF ID: 16889

NAME: THE PINNACLE

TYPE: RECORDED PLAT

CONTRACT 471

INDEX: 40, 41

OTHER: PL 262-36

02/21/2017 02:32 PM
5 PGS
DONALD 15012397-17017684

PLAT BOOK: 271

PAGE: 13

RECORDING FEE 15.00

DP FEE 2.00

TOTAL AMOUNT 17.00

TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE15012397
02/09/2015 03:45 PM
4 PGS
DONALD 15012397-15012397

PLAT BOOK: 262

PAGE: 36

RECORDING FEE 15.00

DP FEE 2.00

TOTAL AMOUNT 17.00

TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

OWNER'S CERTIFICATE

We B.K. PINNACLE, L.L.C., the undersigned owners of the property shown, hereby adopt this plan as our plat of subdivision 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.

SIGNATURE

TITLE

NOTARY'S CERTIFICATE

Before me, the undersigned, a Notary Public in and for the State of Tennessee and Shelby County at Memphis, duly commissioned and qualified, personally appeared GARY THOMPSON, with whom I am personally acquainted, and who upon their oath acknowledged themselves to be owner of the property and that they 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 this 15th day of FEBRUARY 2017.

Notary Public

My Commission Expires



3

THIS PLAT IS BEING RE-RE-RE-RECORDED TO MODIFY THE BUILDING SETBACK LINES FOR LOTS 1, 2, 14-16, SPECIFICALLY THE DOGWOOD ROAD SETBACK IS NOW THE REAR SETBACK AND THE FRONT SETBACK IS ALONG TAYLOR FARMS COVE EAST AND TAYLOR FARMS COVE WEST AND TO ADD SHEET 5.
THE INGRESS/EGRESS EASEMENT HAS BEEN NAMED A STREET "TAYLOR FARMS COVE EAST AND TAYLOR FARMS COVE WEST".

APPROVED BY THE PLANNING COMMISSION ON DECEMBER 6, 2016

PLANNING COMMISSION
CITY OF GERMANTOWN

DATE

MODIFICATIONS HAVE BEEN MADE TO TAYLOR FARMS COVE EAST AND TAYLOR FARMS COVE WEST FOR FIRE SAFETY ACCESS FOR LOTS 1, 2, 14-16.

FIRE DEPARTMENT
CITY OF GERMANTOWN

DATE

FINAL PLAT

THE PINNACLE OF GERMANTOWN

ZONED R

GERMANTOWN, TENNESSEE

16 LOTS

18.55 TOTAL ACRES

DEVELOPER

BOYLE INVESTMENT COMPANY
5900 POPLAR AVENUE
MEMPHIS, TN 38119

SURVEYOR

HARRIS & ASSOCIATES LAND SURVEYORS LLC
6074 APPLE TREE DRIVE #14
MEMPHIS, TN 38115

100 YEAR FLOOD ELEVATION

N/A

FEMA COMMUNITY PANEL NUMBER

470353 0458 G

FEMA MAP DATE

06 FEBRUARY 2013

8 DEC 2014

SCALE: 1" = 60'

SHEET 5 OF 5



02/21/2017 17017684 02:32 PM

5 PGS
DONALD 1569687-17017684PLAT BOOK: 271
PAGE: 13RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE