



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAIN SHOW AND RECORDS HEREON IS A TRUE AND ACCURATE SURVEY TO THE ACCURACY REQUIRED BY THE RECORDING ACT OF THE STATE OF TENNESSEE AND THAT THE INSTRUMENTS HAVE BEEN PLACED AS SHOWN TO THE SPECIFICATIONS OF THE DIVISION OF PLANNING COMMISSION.

DATE: FEBRUARY 28, 2006

SURVEYOR: IN LICENSE NO. 222

LOT 23 1.33 ACRES
 LOT 24 0.80 ACRES
 LOT 25 0.77 ACRES
 LOT 26 0.77 ACRES
 LOT 27 1.24 ACRES

LEGEND:

- BOUNDARY LINE
- OVERHEAD ELECTRIC LINE
- BLDG ZONING SETBACK LINE
- WATERLINE
- DRAINAGE/UTILITY EASEMENT LINE



ZONING INFORMATION:

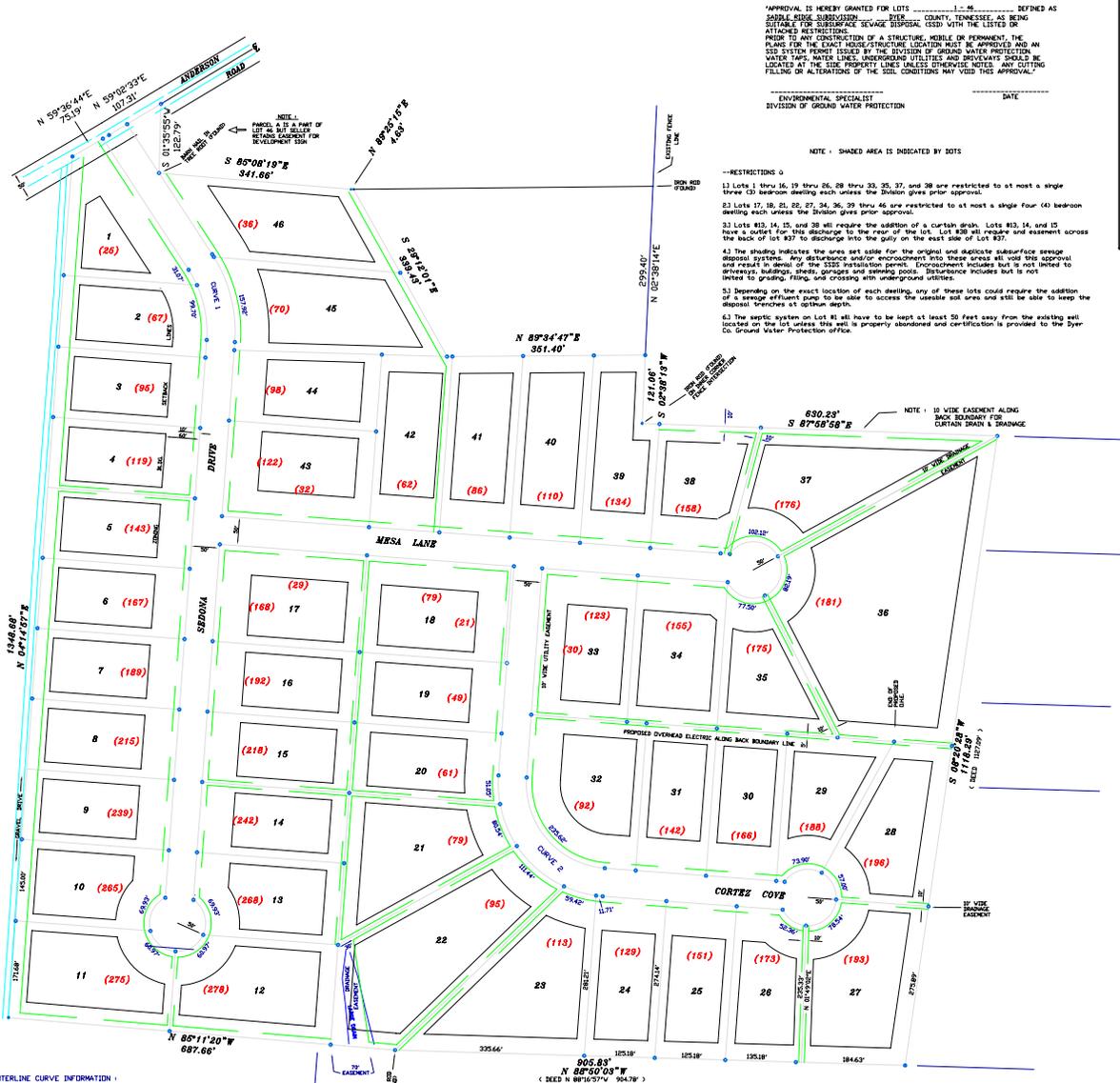
THIS PROPERTY IS ZONED P.A.R.

MINIMUM LOT WIDTH 155.00'
 FRONT SETBACK 45.00'
 SIDE LANE SETBACK 15.00'
 REAR LANE SETBACK 30.00'
 SIGN STREET SETBACK 38.00'
 MINIMUM LOT AREA 0.76 ACRES

CENTERLINE CURVE INFORMATION:

CURVE 1:
 RADIUS 925.00'
 DELTA ANGLE 37°57'38"

CURVE 2:
 RADIUS 175.00'
 DELTA ANGLE 90°00'00"



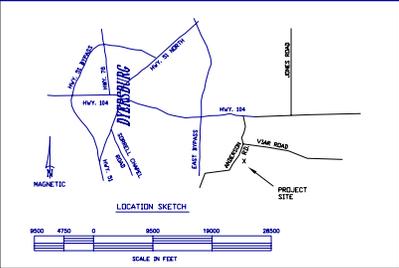
APPROVAL IS HEREBY GRANTED FOR LOTS 1-46 SADDLE RIDGE SUBDIVISION, DYER COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSEQUENT SEWAGE DISPOSAL, COORD WITH THE LATEST OR ATTACHED RESTRICTIONS.

BEFORE THE CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND AN ESD SYSTEM PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION.

ALL WATER, OVERHEAD UTILITIES AND WATERWAYS SHOULD BE LOCATED AT THE SITE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

ENVIRONMENTAL SPECIALIST: DATE: DIVISION OF GROUND WATER PROTECTION

- NOTE: SHADDED AREA IS INDICATED BY DOTS
- RESTRICTIONS:
- 1) Lots 1 thru 16, 19 thru 26, 28 thru 33, 35, 37, and 38 are restricted to at most a single three (3) bedroom dwelling each unless the Division gives prior approval.
 - 2) Lots 17, 18, 21, 22, 27, 34, 36, 39 thru 46 are restricted to at most a single four (4) bedroom dwelling each unless the Division gives prior approval.
 - 3) Lots 23, 24, 25, and 38 will require the addition of a curbside drain. Lots 23, 24, and 25 have a outlet for this discharge to the rear of the lot. Lot 38 will require an easement across the back of lot 27 to discharge into the gully on the east side of lot 27.
 - 4) The shading indicates the area set aside for the original and duplicate subsurface sewage disposal systems. Any disturbance and/or encroachment into these areas will void this approval and result in denial of the ESD installation permit. Encroachments includes but is not limited to driveways, landscaping, sheds, garages and swimming pools. Disturbance includes but is not limited to grading, filling and crossing with under-surface utilities.
 - 5) Depending on the exact location of each septic, any of these lots could require the addition of a sewage effluent pump to be able to access the usable soil area and still be able to keep the disposal trenches at optimum depth.
 - 6) The septic system on Lot #11 will have to be kept at least 50 feet away from the existing well located on the lot unless the well is properly abandoned and certification is provided to the Dyer Co Ground Water Protection Office.



OWNERS: DUCKLAND VENTURES
 CONTACT PERSON: HUNTER NEWBILL
 DEED RECORDED IN RECORD BK 604, PG 783
 REGISTER'S OFFICE FOR DYER COUNTY, TN
 SHOWN ON TAX MAP 115 AS PARCELS 4 & 4.03

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND I HAVE FULLY ACQUIRED THE ENTIRE INTEREST IN SAID PROPERTY AND I HAVE RELEASED THE BURDEN OF ALL RESTRICTIONS, EASEMENTS AND ENCUMBRANCES TO THE PUBLIC OR PRIVATE USE AS NOTED.

ACKNOWLEDGEMENT OF OWNERS SIGNATURE

STATE OF TENNESSEE
 COUNTY OF DYER
 I, THE UNDERSIGNED, HAVE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND FOR THE STATE AND COUNTY ATTEST.

THE UNDERSIGNED HAS SIGNATURE WITH KNOWLEDGE PERSONALLY ACQUIRED AND HAS ACKNOWLEDGED THAT HE PREPARED THE FOREGOING INSTRUMENT FOR THE PURPOSES SET FORTH THEREIN IN THE PRESENCE OF TWO (2) OTHER PERSONS WHOSE NAMES AND RESIDENCES I HAVE RECORDED IN THE OFFICE OF THE COUNTY REGISTER.

THIS DAY OF FEBRUARY, 2006

NOTARY PUBLIC: COUNTY OF DYER

BY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION SHOW HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR DYER COUNTY, TENNESSEE, WITH THE EXCEPTION OF THE FOLLOWING: _____ AND I HAVE ADVISED THE SUBDIVISION ENTITLED _____ FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

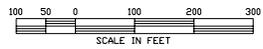
SECRETARY: DIVYERSBURG PLANNING COMMISSION

CERTIFICATION OF APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO REQUIRED SPECIFICATIONS IN THE SUBDIVISION ENTITLED _____

SUBDIVISION OR (S) THAT A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

APPROVING AGENT: DATE:



SADDLE RIDGE SUBDIVISION

7TH CIVIL DISTRICT DYER COUNTY, TENNESSEE

SCALE: 1" = 100'

DATE: 04-05-2006 648 - 18 DRAWN BY: MAMX
 REVISIONS: NE091806

McCLURE ASSOCIATES
 LAND SURVEYORS LICENSED IN TN, KY, ARK & MS

111 S. MILL AVENUE
 DYERSBURG, TN 38024

TELEPHONE: (731) 285-5316
 FAX: (731) 285-5316

*Red Numbers in parenthesis are 911 Address
 Lot numbers are Black.