


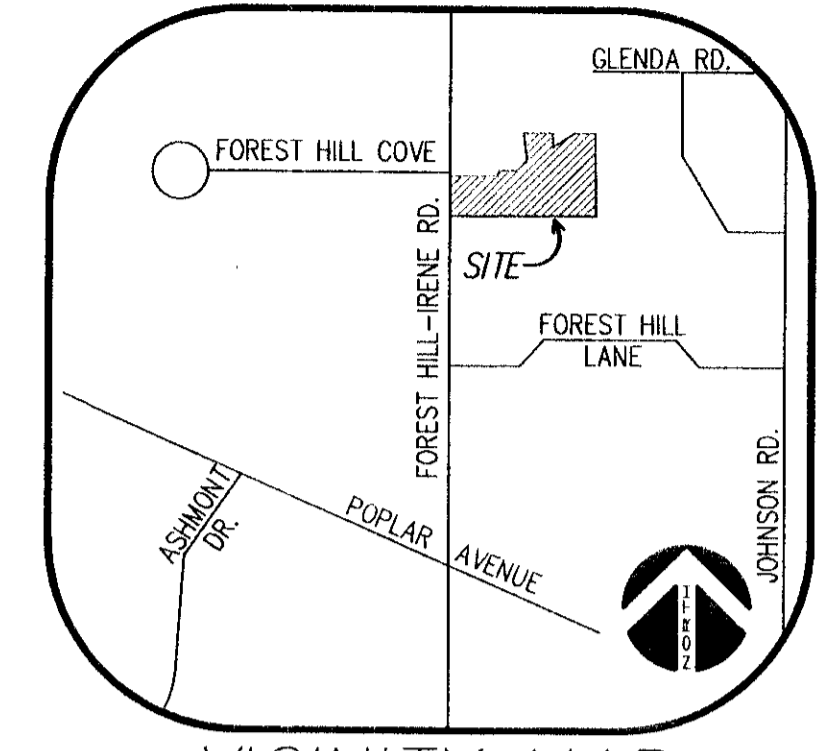
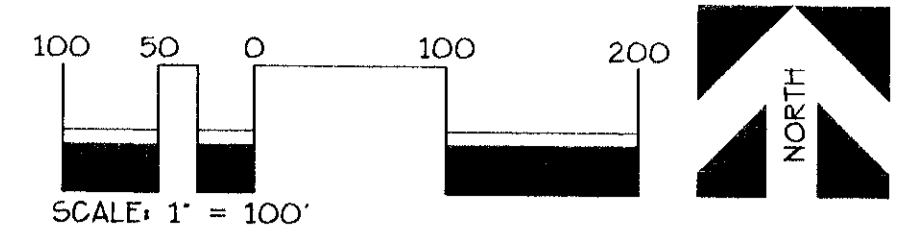


Tom Leatherwood

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.

	
11053599	
06/03/2011 - 02:42 PM	
4 PGS	
KATHY 847135-11053599	
PLAT BOOK : 248	
PAGE : 43	
RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	



VICINITY MAP
NOT TO SCALE

T.B.M.
TOP RIM OF DRAIN MANHOLE APPROXIMATELY 70 FEET SOUTH OF THE CENTERLINE OF FOREST HILL IRENE COVE ON THE WEST SIDE OF FOREST HILL-IRENE ROAD. ELEVATION=345.16

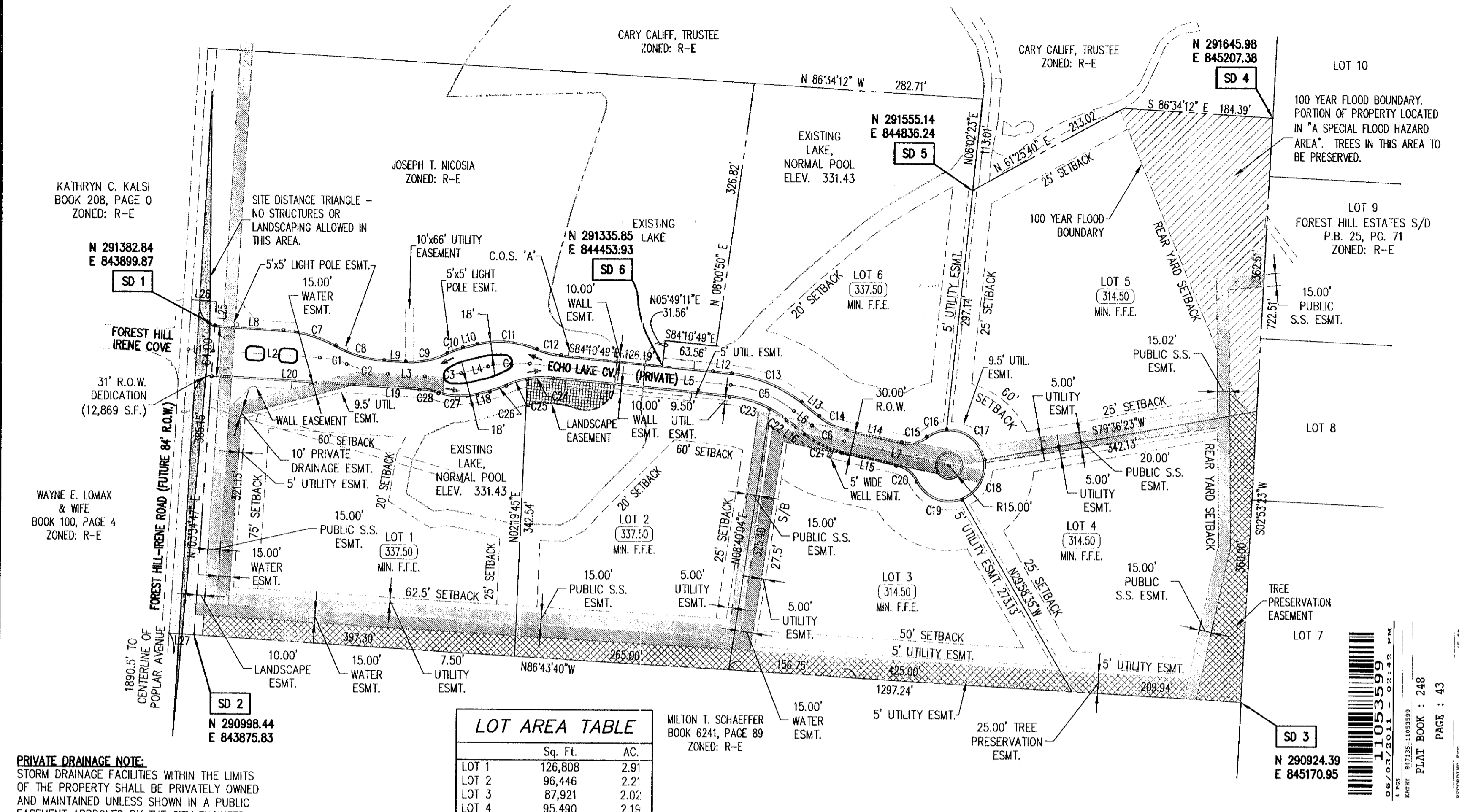
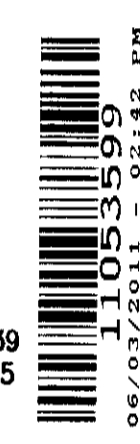
FLOOD NOTE:
PART OF THIS PROPERTY (0.87 ACRES) IS LOCATED WITHIN AN AREA DESIGNATED AS A "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 47157C0460 F, DATED SEPTEMBER 28, 2007. ELEVATION 312.0. NO ACCESSORY BUILDING, FENCE OR POOL SHALL BE LOCATED WITHIN THE FLOODPLAIN.

HOMEOWNERS ASSOCIATION NOTE:
ALL COMMON OPEN SPACES, COMMON AREAS, IRRIGATION, COMMON LANDSCAPING WITHIN RECORDED EASEMENTS, LAKE MAINTENANCE, FENCE/ENTRANCE STRUCTURES, SUBDIVISION WALLS, PRIVATE STREETS AND PRIVATE UTILITIES SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.

NOTE:
MINIMUM FINISH FLOOR ELEVATION FOR LOTS 1, 2 & 6 IS 337.50

SD
LOCATION OF SUBDIVISION MONUMENT

TOM LEATHERWOOD
REGISTERED PROFESSIONAL ENGINEER
NO. 06/07/2011 - 06/14/22 PM
PLAT BOOK : 248
PAGE : 43



LOT AREA TABLE

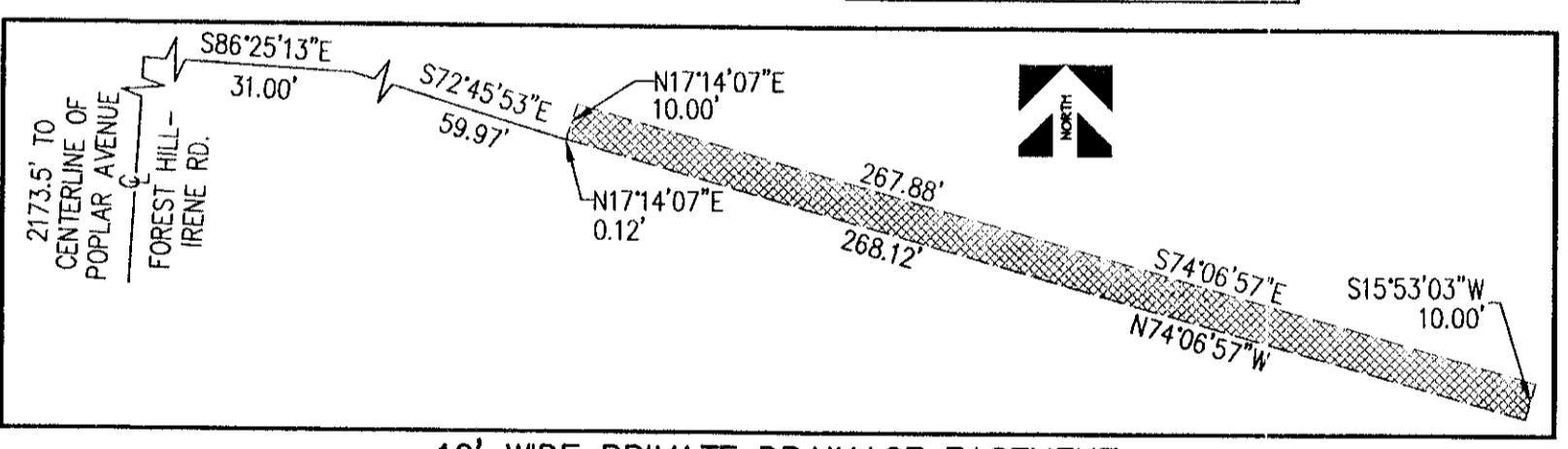
LOT	Sq. Ft.	AC.
LOT 1	126,808	2.91
LOT 2	96,446	2.21
LOT 3	87,921	2.02
LOT 4	95,490	2.19
LOT 5	140,416	3.22
LOT 6	117,139	2.69
C.O.S. 'A'	42,163	0.98

PRIVATE DRAINAGE NOTE:
STORM DRAINAGE FACILITIES WITHIN THE LIMITS OF THE PROPERTY SHALL BE PRIVATELY OWNED AND MAINTAINED UNLESS SHOWN IN A PUBLIC EASEMENT APPROVED BY THE CITY ENGINEER.

EASEMENT NOTE:
THE CITY OF GERMANTOWN, OR ITS ASSIGNS, SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE STREETS, YARDS, AND DRIVES FOR THE PURPOSE OF MAINTAINING ALL PUBLIC UTILITIES CONTAINED WITHIN THE RIGHT OF WAY OF THE PRIVATE STREETS. LOTS 1, 2, 3, 4 AND 5 SHALL PROVIDE A 10' GATE FOR ACCESS TO THE WATER AND SEWER EASEMENTS ON THOSE LOTS. THE CITY OF GERMANTOWN SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE STREETS, YARDS, AND DRIVES.

SETBACK NOTE:
20' SETBACKS ALONG EXISTING LAKE ARE MEASURED FROM THE NORMAL POOL ELEVATION OF 331.43

EXISTING WELL NOTE:
THE EXISTING WELL ON LOT 3 SHALL BE MONITORED AND INSPECTED ANNUALLY BY THE SHELBY COUNTY HEALTH DEPARTMENT. THERE SHALL BE NO WATER INTERCHANGE BETWEEN THE EXISTING WELL AND THE CITY OF GERMANTOWN WATER SYSTEM.



10' WIDE PRIVATE DRAINAGE EASEMENT
SCALE: 1"=50'

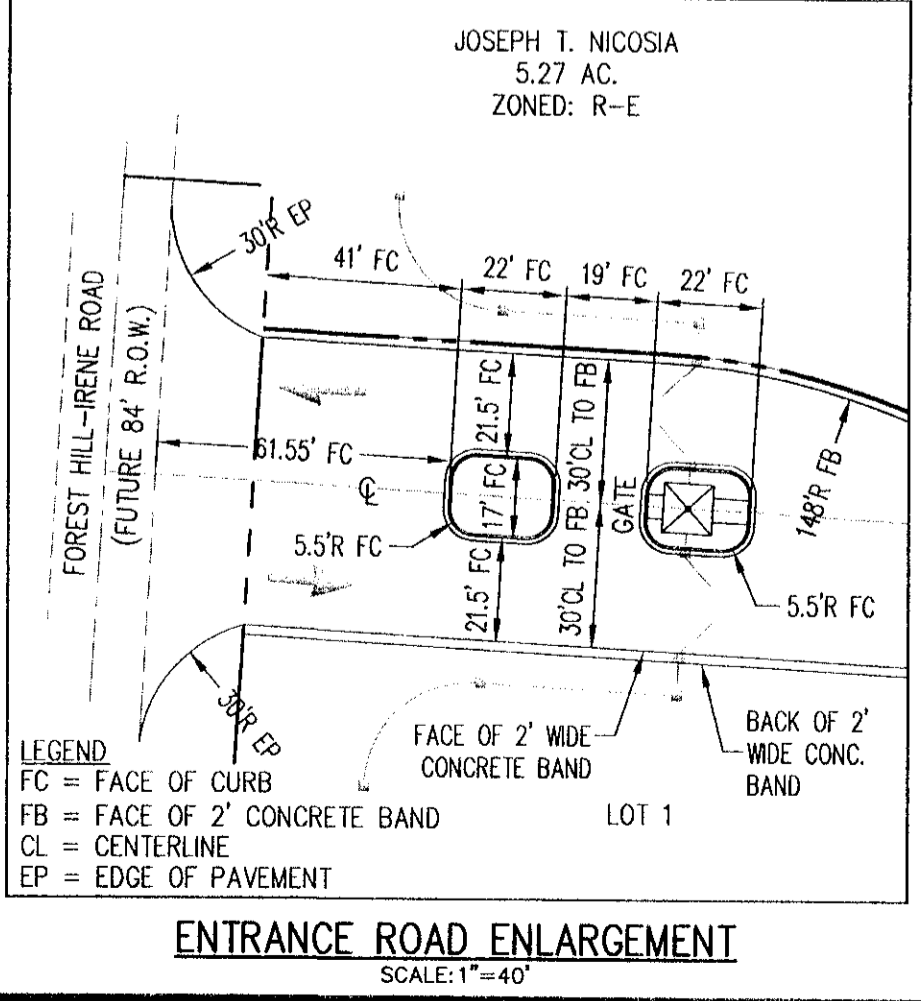
LINE TABLE

LINE	LENGTH	BEARING
L1	30.95'	S86°43'40"E
L2	132.34'	S86°43'40"E
L3	45.78'	S86°43'40"E
L4	34.14'	N75°53'57"E
L5	249.75'	S84°10'49"E
L6	28.33'	S51°37'46"E
L7	132.84'	S77°22'45"E
L8	84.94'	S86°43'40"E
L9	26.67'	S86°43'40"E
L10	19.11'	N75°53'57"E
L11	23.92'	S84°10'49"E
L12	28.33'	S51°37'46"E
L13	69.44'	S77°22'45"E
L14	69.44'	S77°22'45"E
L15	69.44'	N77°22'45"W
L16	28.33'	N51°37'46"W
L17	219.19'	N84°10'49"W
L18	15.69'	N75°53'57"E
L19	257.80'	N86°43'40"W
L20	59.37'	N86°43'40"W
L21	29.92'	S03°34'47"W
L22	31.00'	S86°30'50"E
L23	31.00'	N86°43'40"W

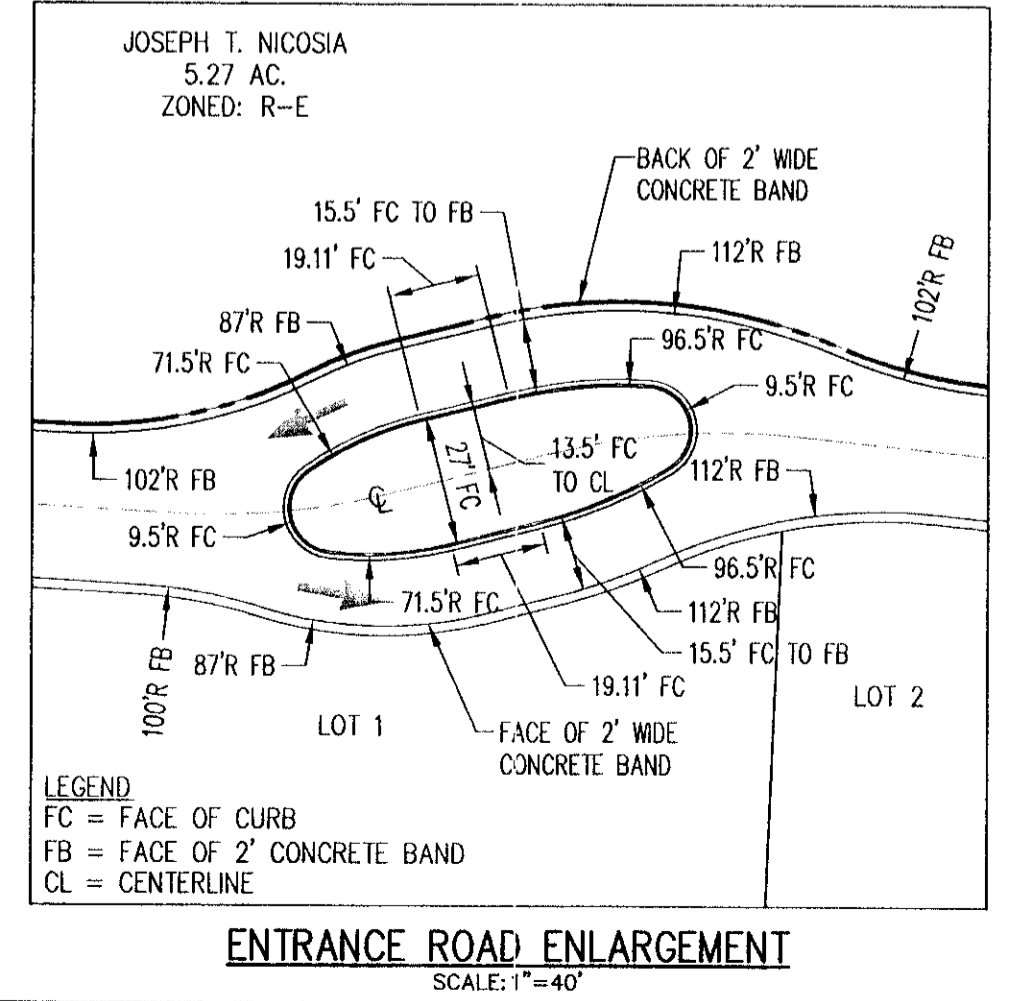
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	34.29'	100.00'	19°38'51"	17.32'	N76°54'15"W	34.12'
C2	52.47'	153.00'	19°38'51"	26.49'	S76°54'15"E	52.21'
C3	45.48'	150.00'	17°22'22"	22.92'	N84°35'08"E	45.31'
C4	52.15'	150.00'	19°55'14"	26.34'	S85°51'34"W	51.89'
C5	85.22'	150.00'	32°33'02"	43.79'	N67°54'17"W	84.08'
C6	44.94'	100.00'	25°44'59"	22.86'	S64°30'16"E	44.56'
C7	68.44'	150.00'	26°08'30"	34.83'	N73°39'26"W	67.85'
C8	62.96'	138.00'	26°08'30"	32.04'	S73°39'26"E	62.42'
C9	53.18'	100.00'	30°28'16"	27.24'	N78°02'12"E	52.56'
C10	20.35'	89.00'	13°05'54"	10.22'	S69°21'00"W	20.30'
C11	74.91'	114.00'	37°39'00"	38.86'	N85°16'33"W	73.57'
C12	30.94'	100.00'	17°43'45"	15.60'	S75°18'56"E	30.82'
C13	93.74'	165.00'	32°33'02"	48.17'	N67°54'17"W	92.48'
C14	38.20'	85.00'	25°44'59"	19.43'	S64°30'16"E	37.88'
C15	32.70'	37.00'	50°38'36"	17.51'	N77°17'57"E	31.65'
C16	26.64'	45.00'	33°54'51"	13.72'	S68°56'05"W	26.25'
C17	66.43'	45.00'	84°34'55"	40.93'	N51°49'02"W	60.56'
C18	61.07'	45.00'	77°45'29"	36.28'	N29°21'10"E	56.49'
C19	66.78'	45.00'	85°01'57"	41.26'	S69°15'08"E	60.82'
C20	32.70'	37.00'	50°38'36"	17.51'	N52°03'27"W	31.65'
C21	51.68'	115.00'	25°44'59"	26.29'	S64°30'16"E	51.25'
C22	24.79'	135.00'	10°31'11"	12.43'	N56°53'22"W	24.75'
C23	51.91'	135.00'	22°01'51"	26.28'	N73°09'53"W	51.59'
C24	32.40'	110.00'	16°52'37"	16.32'	S87°22'53"W	32.28'
C25	26.90'	110.00'	14°00'39"	13.52'	S71°56'15"W	26.83'
C26	21.82'	114.00'	10°58'02"	10.94'	N70°24'56"E	21.79'
C27	48.87'	89.00'	31°27'44"	25.07'	S88°22'11"E	48.26'
C28	24.10'	98.00'	14°05'22"	12.11'	N79°41'00"W	24.04'

NOTE:
LENGTHS AND RADII GIVEN FOR ECHO LAKE CURVE ARE GIVEN ALONG THE BACK OF THE 2' WIDE CONCRETE BAND.



ENTRANCE ROAD ENLARGEMENT
SCALE: 1"=40'



ENTRANCE ROAD ENLARGEMENT
SCALE: 1"=40'

**FINAL SUBDIVISION PLAT
GLEN ECHO ESTATES
SUBDIVISION
GERMANTOWN, TENNESSEE**

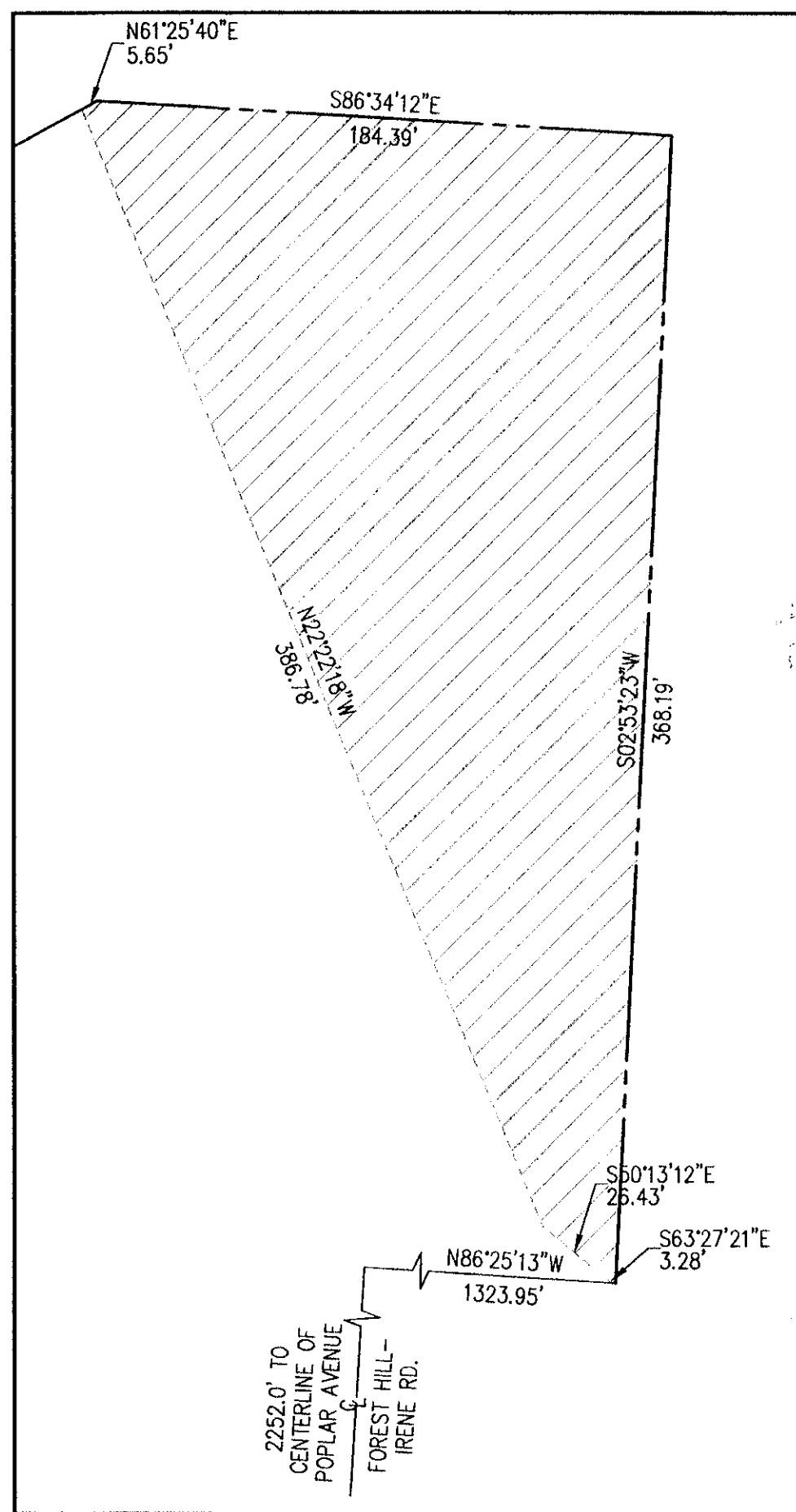
TOTAL AREA: 16.22 Ac.
WARD 72, BLK. 45, & PARCEL No. 61C-1-2-3
PLAT BOOK 4283, PG. 486 & P.B. 4348, PG. 203
INSTRUMENT NUMBER EX 4789
NUMBER OF LOTS: 6

OWNER:
**FIRST CITIZEN'S NATIONAL BANK
3668 S. HOUSTON LEVEE ROAD
COLLIERVILLE, TN 38017**

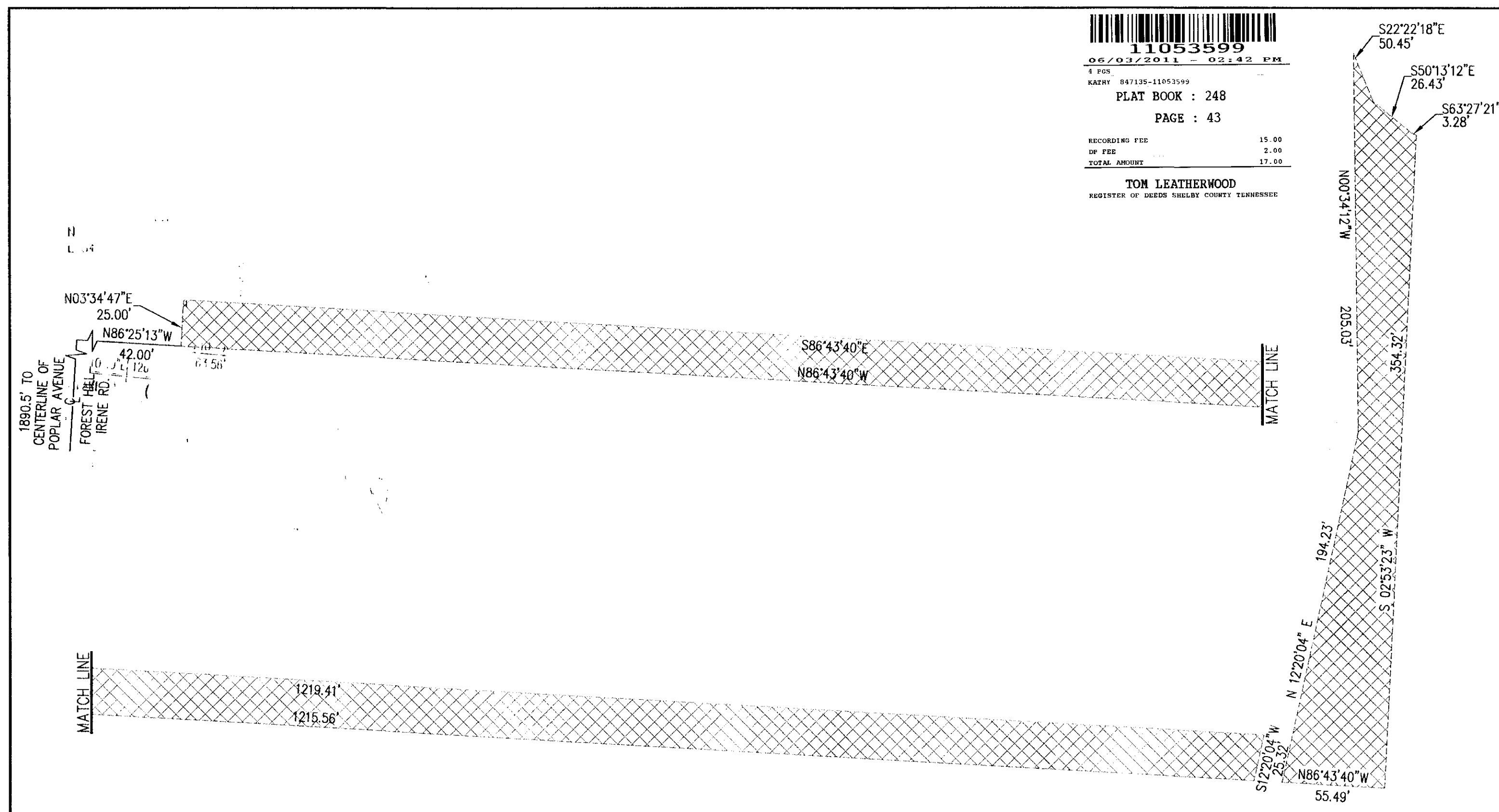
PREPARED BY:
ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE



6799 GREAT OAKS ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38138-2500 • (901)758-0400
DATE: 1/25/11 ETI Job No. 06153-20 Sheet 1 of 4

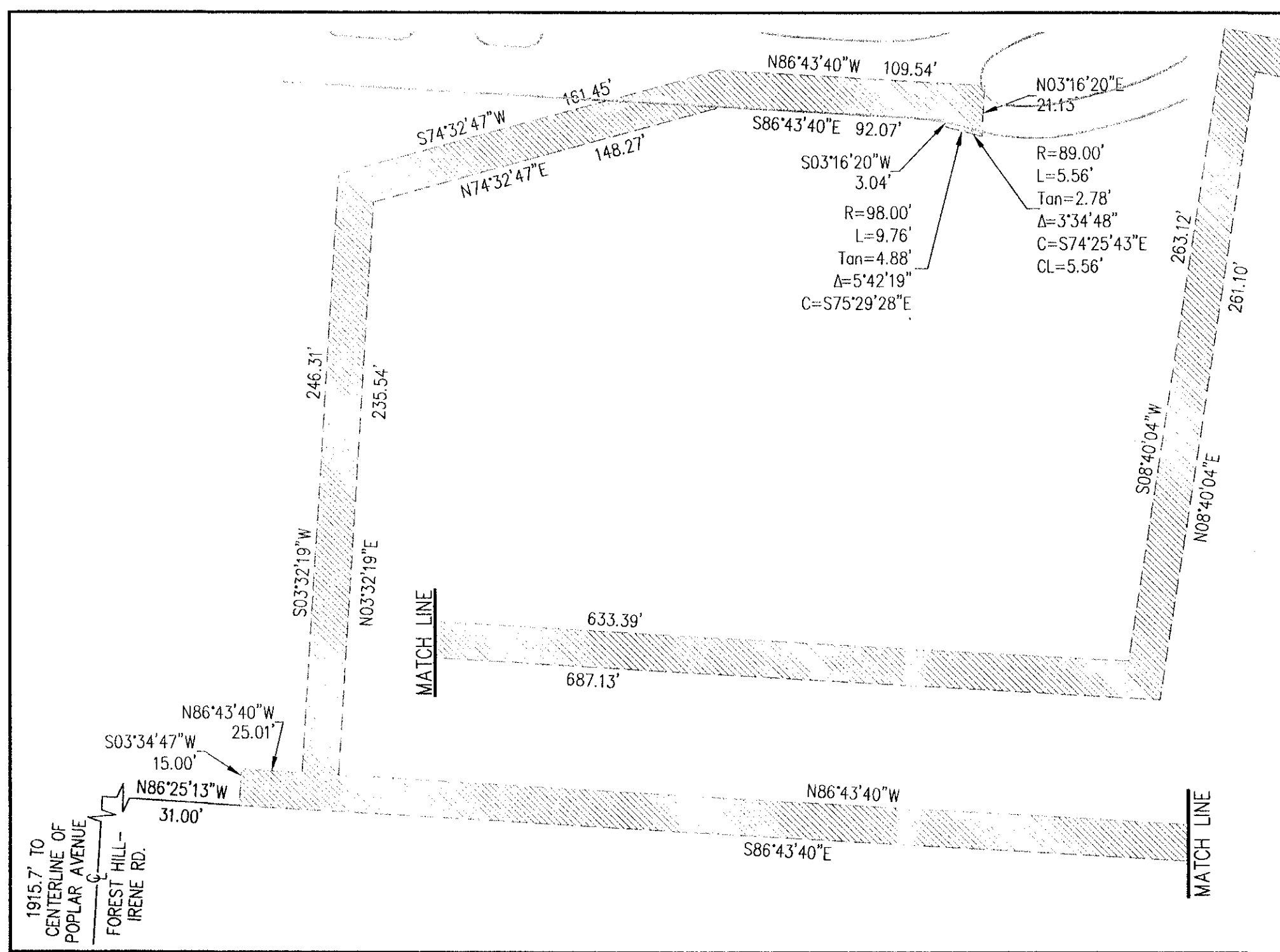


100 YEAR FLOOD BOUNDARY
SCALE: 1"=50'

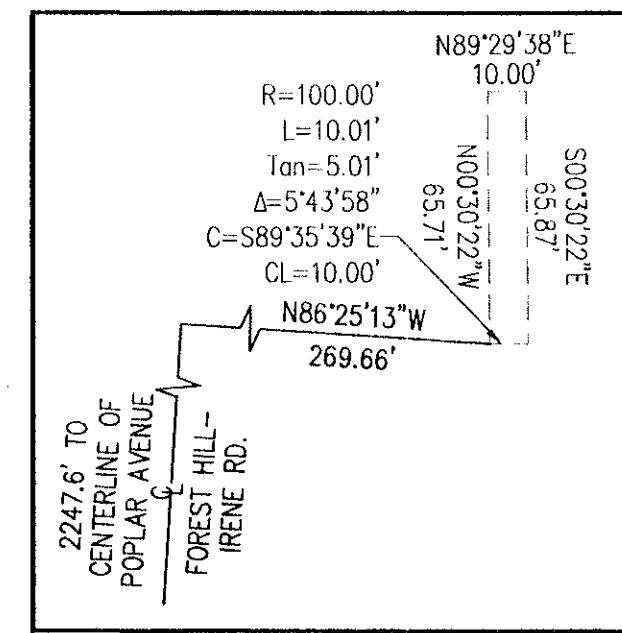
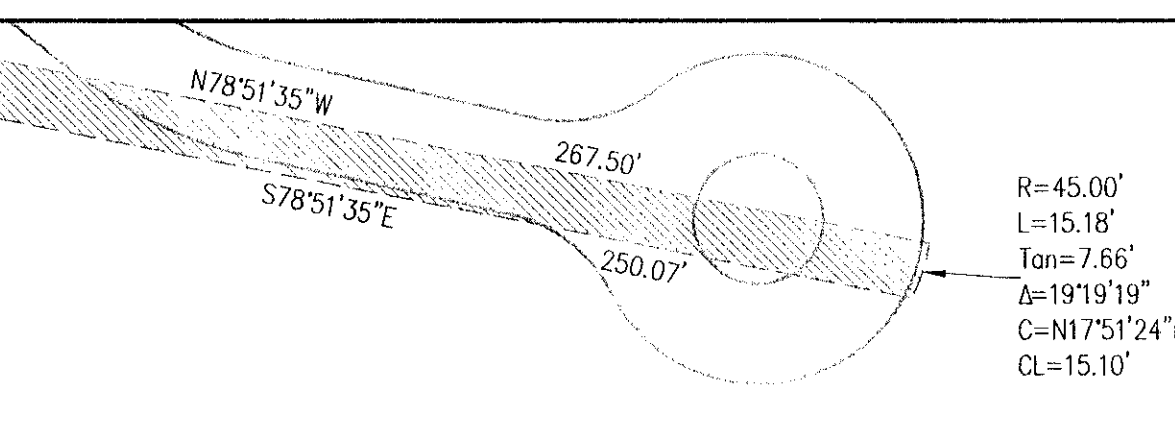


TREE PRESERVATION EASEMENT
SCALE: 1"=50'

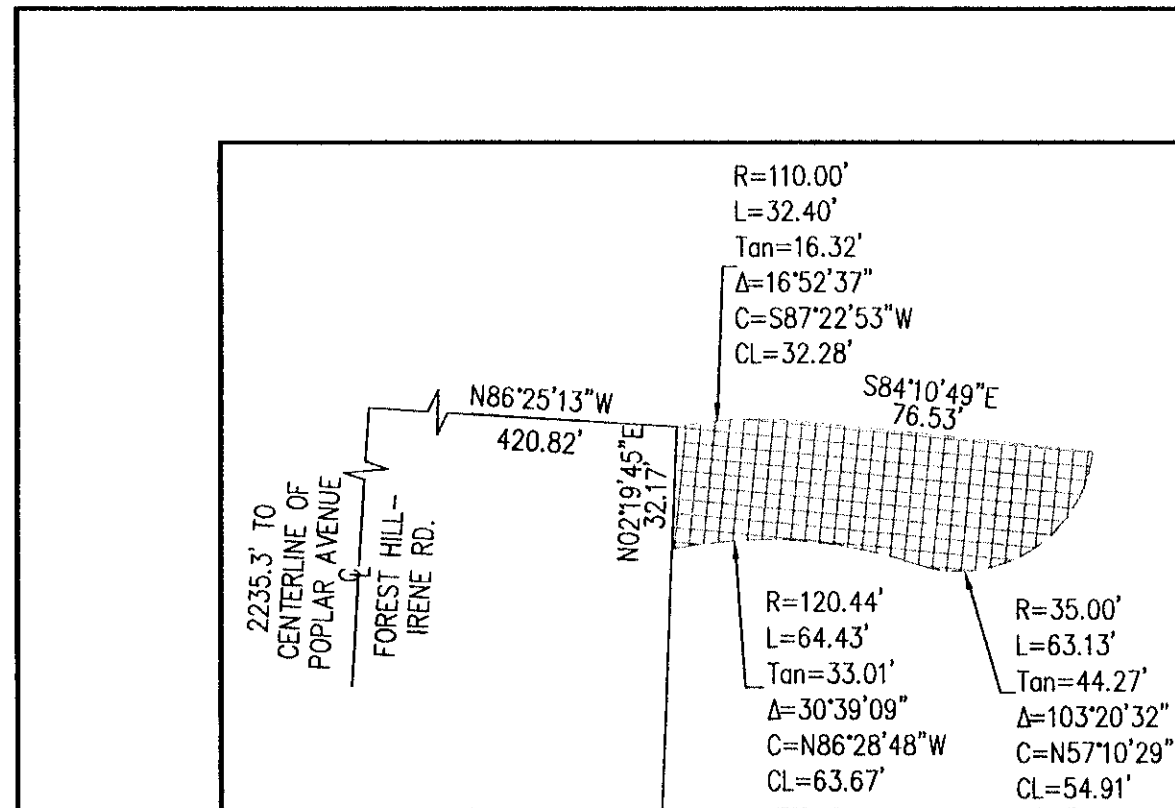
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WATER EASEMENT
SCALE: 1"=50'



UTILITY EASEMENT
SCALE: 1"=50'



LANDSCAPE EASEMENT
SCALE: 1"=50'

FINAL SUBDIVISION PLAT
GLEN ECHO ESTATES
SUBDIVISION
GERMANTOWN, TENNESSEE

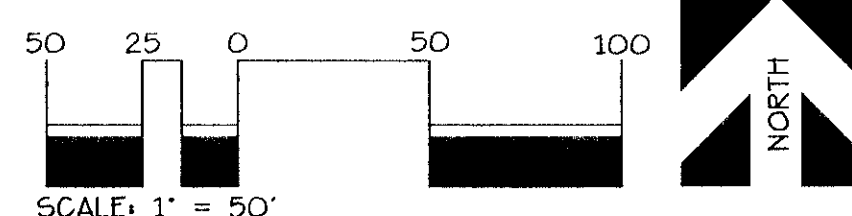
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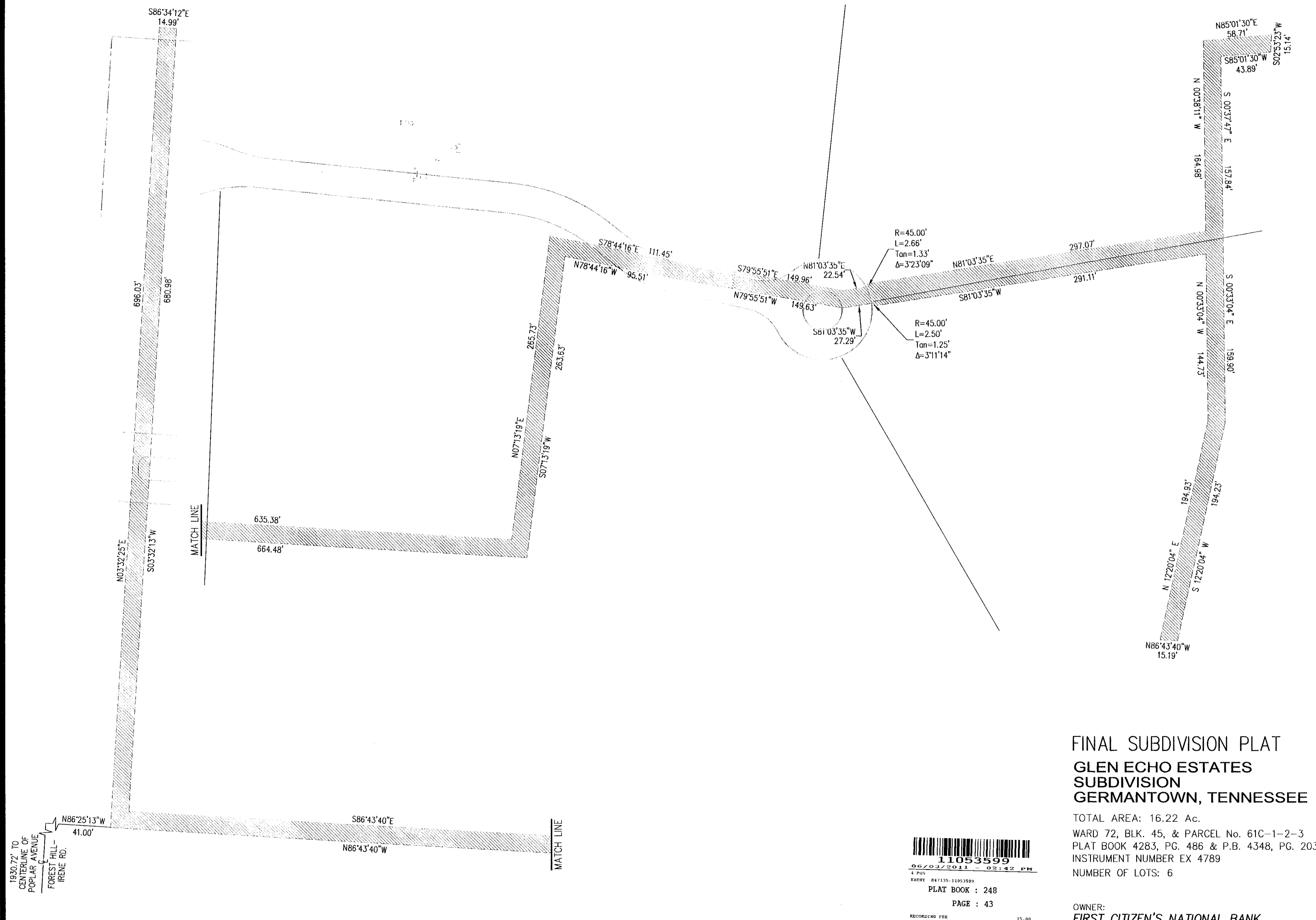
OWNER:
FIRST CITIZEN'S NATIONAL BANK
3668 S. HOUSTON LEVEE ROAD
COLLIERVILLE, TN 38017

PREPARED BY:
ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE



6799 GREAT OAKS ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38138-2500 • (901)758-0400
DATE: 1/13/11 ETI Job No. 06153-20 Sheet 2 of 4

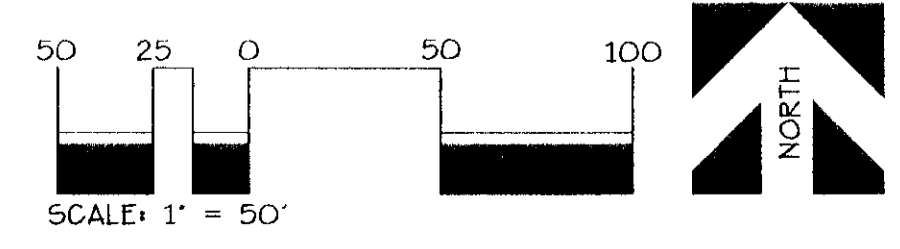




1930.72' TO
CENTERLINE OF
POPLAR AVENUE
FOREST HILL-
IRENE RD.

SANITARY SEWER EASEMENT
SCALE: 1" = 50'

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06/03/2011 - 02:42 PM
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REGISTER OF DEEDS SHELBY COUNTY TENNESSEE



**FINAL SUBDIVISION PLAT
GLEN ECHO ESTATES
SUBDIVISION
GERMANTOWN, TENNESSEE**

TOTAL AREA: 16.22 Ac.
WARD 72, BLK. 45, & PARCEL No. 61C-1-2-3
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PREPARED BY:
ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE

6789 GREAT OAKS ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38138-2500 • (901)758-0400
DATE: 1/25/11 ETI Job No. 06153-20 Sheet 3 of 4

Owner's Certificate

We, FIRST CITIZEN'S NATIONAL BANK, the undersigned owners of the property shown hereby adopt this plat as our plan of development and dedicate the streets, right-of-way, and grant the easements as shown and/or described to public use forever.

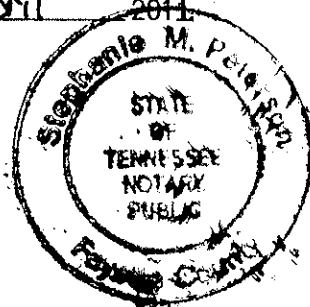
FIRST CITIZEN'S NATIONAL BANK

By: [Signature] Date: 4/19/11
Title: Executive Vice President

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 Mitch R. Higdon, with whom I am personally acquainted, and who upon his oath acknowledged himself to be Mitch R. Higdon the within named bargainer, and that he executed the forgoing instrument for the purpose therein contained.

Notary Public Stephanie M. Peterson
My Commission expires 5-29-11



Certificate of Approval by the City of Germantown

Approved by the City of Germantown

Date: 06.02.11 By: Sharna Giddoweth Mayor

Certificate of Approval by the Germantown Planning Commission

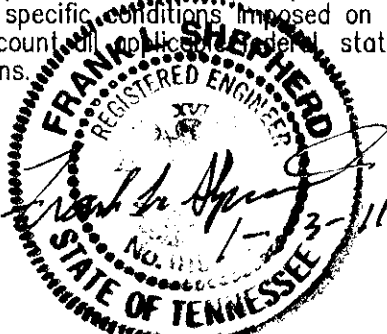
This plat was approved by the Germantown Planning Commission on

Date: 6-2-11 By: Susan A. Burton Secretary

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 state and local building laws and regulations.

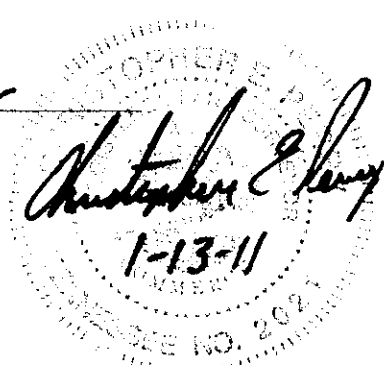
By: Frank Shepherd
Tennessee Certificate No. 19860



Surveyor's Certificate

I hereby certify that this is a Category 1 survey and that the ratio of precision of the unadjusted survey is 1:10,000 or greater; that this plot is in conformance with the survey 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: Christopher E. Perry
Tennessee Certificate No. 2021
CHRISTOPHER E. PERRY
ETI CORPORATION
6799 GREAT OAKS ROAD
MEMPHIS, TENNESSEE 38138



Health Department Certificate

Approval by the Memphis and Shelby County Health Department

By: [Signature] Date: 4/20/11
Memphis and Shelby County Health Department
Supervisor of Water Quality Branch

Owner's Certificate (EASEMENTS ONLY)

I, Joseph T. Nicosia, the undersigned owner of the property shown grant the easements as shown and/or described to public use forever. I certify that I am the owner of the said property in fee simple and duly authorized to act.

By: Joseph T. Nicosia Date: 4/8/2011

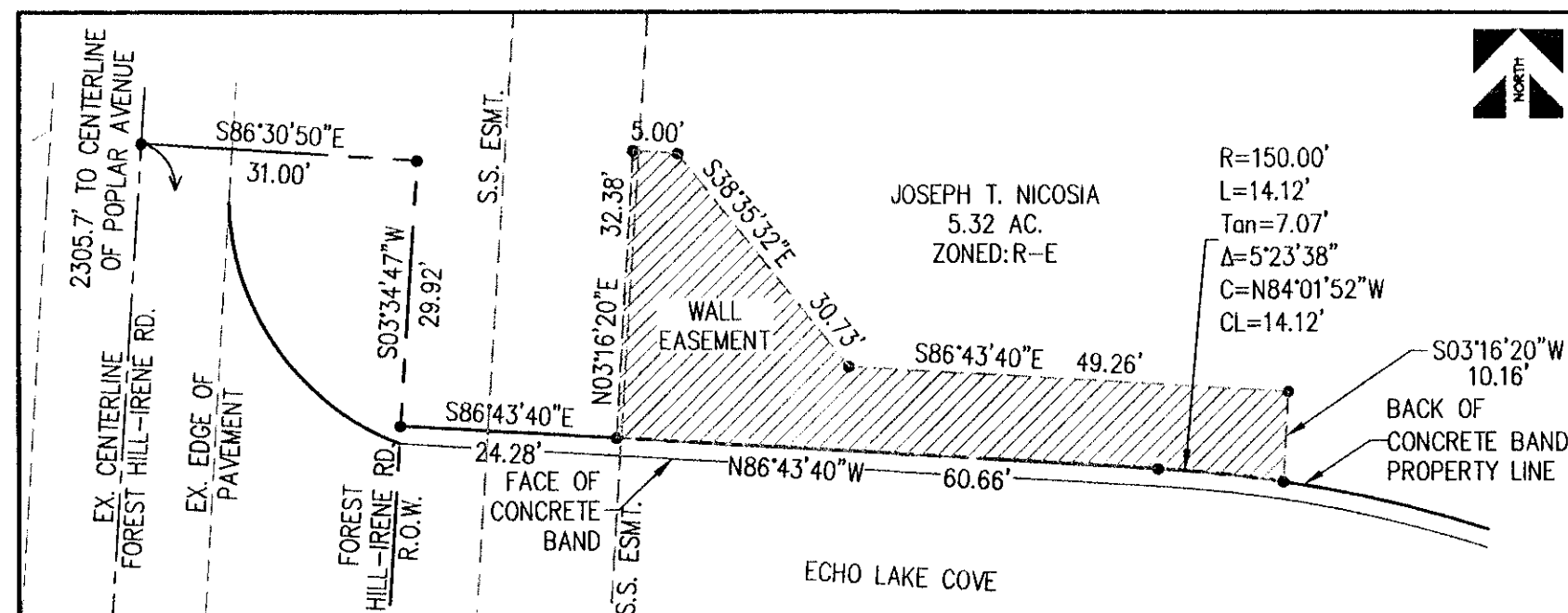
Notary's Certificate (EASEMENTS ONLY)

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 Joseph T. Nicosia with whom I am personally acquainted, and who upon his oath acknowledged himself to be Joseph T. Nicosia the within named bargainer, and that he executed the forgoing instrument for the purpose therein contained.

Notary Public Patsy R. Schom
My Commission expires February, 2012

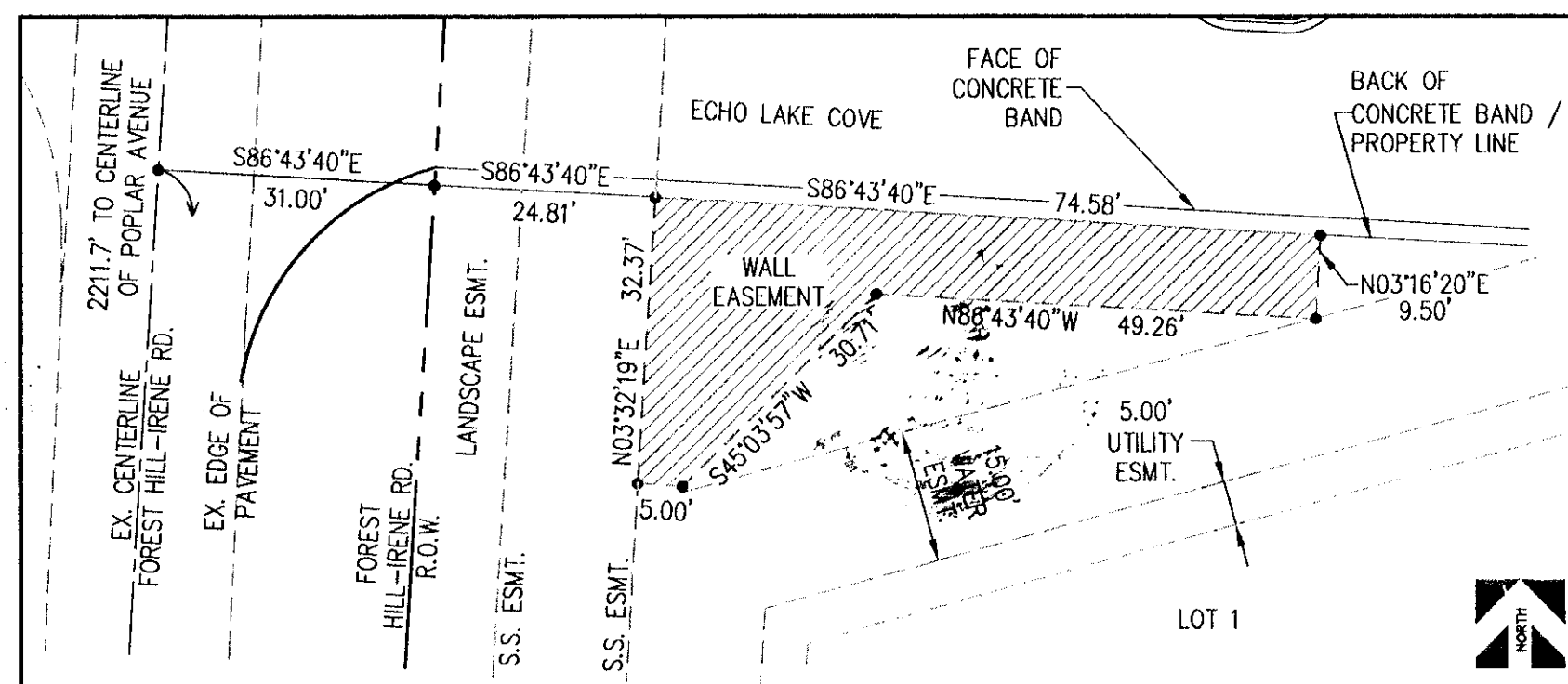


DECLARATION OF COVENANTS AND RESTRICTIONS AND THE HOMEOWNERS ASSOCIATION CHARTER FOR THIS DEVELOPMENT WERE RECORDED AT THE SHELBY COUNTY REGISTER'S OFFICE UNDER THE FOLLOWING SEPARATE INSTRUMENT NUMBER # 08126031



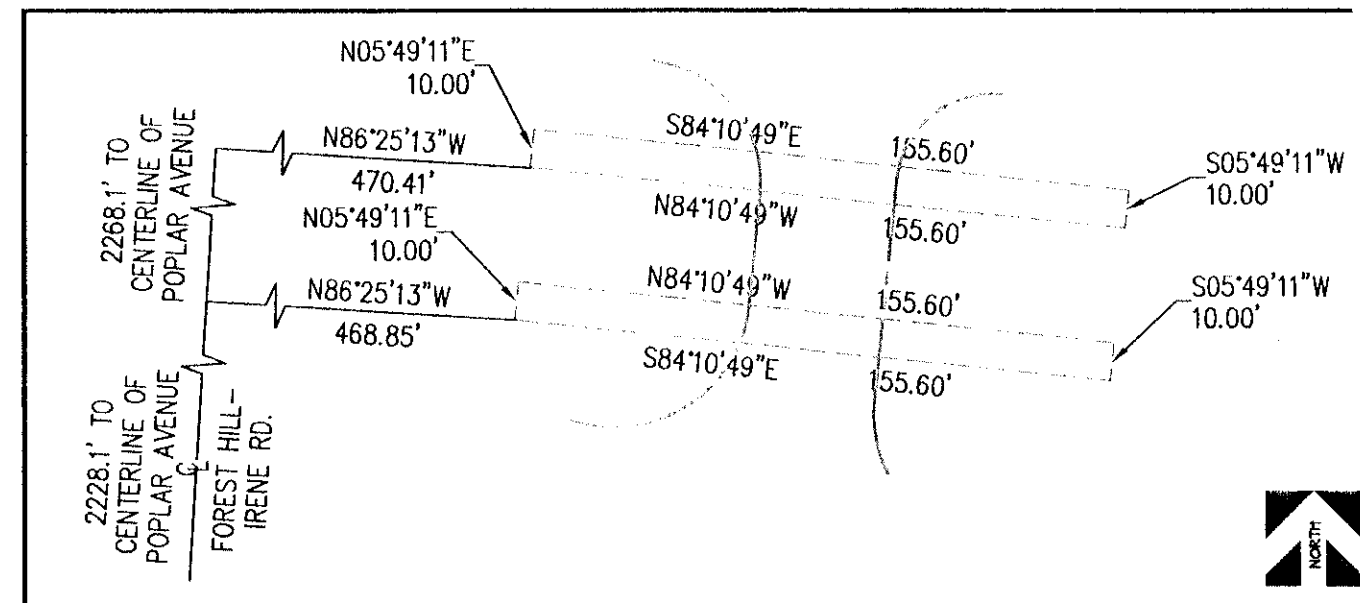
ENTRANCE WALL EASEMENT

SCALE: 1"=20'



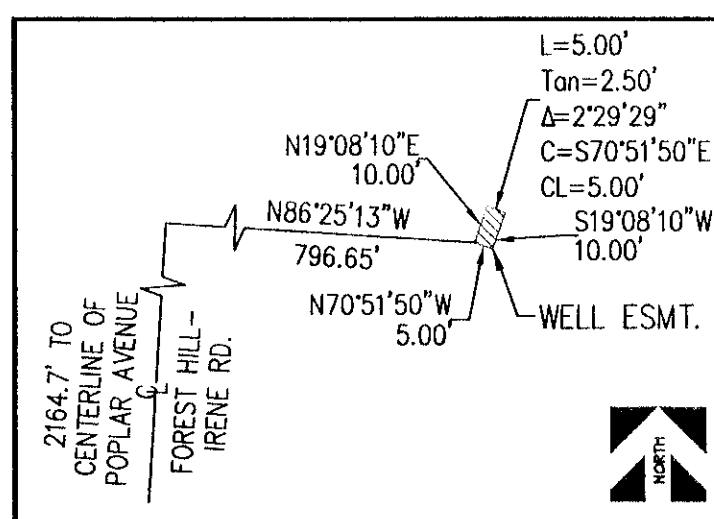
ENTRANCE WALL EASEMENT

SCALE: 1"=20'



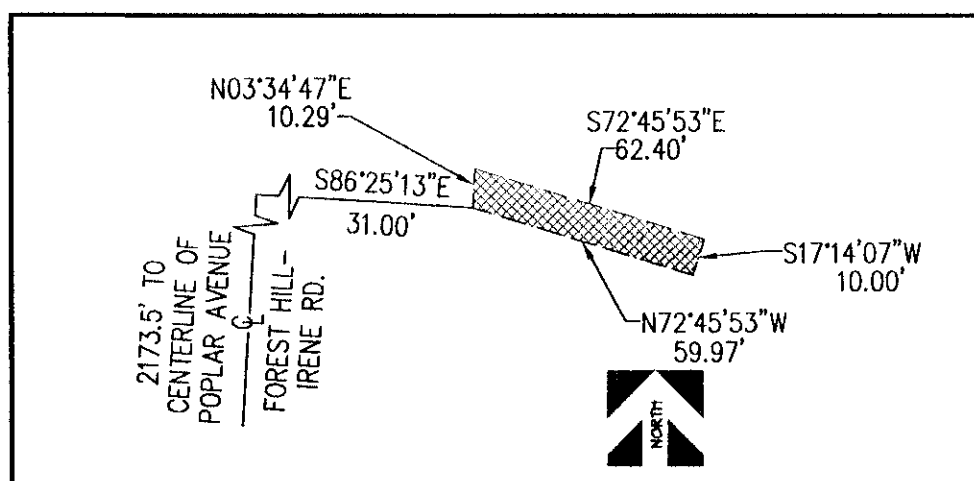
WALL EASEMENTS

SCALE: 1"=50'



WELL EASEMENT

SCALE: 1"=50'



10' WIDE PRIVATE DRAINAGE EASEMENT

SCALE: 1"=50'

Table with recording fees: RECORDING FEE 15.00, DP FEE 2.00, TOTAL AMOUNT 17.00. Includes barcode and registration info for Tom Leatherwood.

FINAL SUBDIVISION PLAT
GLEN ECHO ESTATES SUBDIVISION
GERMANTOWN, TENNESSEE

TOTAL AREA: 16.22 AC.
WARD 72, BLK. 45, & PARCEL No. 61C-1-2-3
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PREPARED BY:
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6799 GREAT OAKS ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38138-2500 • (901)758-7400

DATE: 1/13/11 ETI Job No. 06153-20 Sheet 4 of 4