

FAIRFIELD COMMUNITIES LAND COMPANY, HEREINAFTER REFERRED TO AS DEVELOPER, IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT, AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

AT 10:00 A.M. ON THE 8TH DAY OF MAY 1970, THE DEVELOPER, JOINED BY FAIRFIELD GRADE COMMUNITY CLUB, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE REGISTER IN AND FOR CUMBERLAND COUNTY, TENNESSEE, A DECLARATION OF COVENANTS AND RESTRICTIONS (HEREINAFTER REFERRED TO AS "DECLARATION") WHICH IS RECORDED IN RECORD BOOK 99 AT PAGE 370 ET SEQ. THE PROPERTY COVERED BY THIS PLAT IS SUBJECT TO THE PROVISIONS OF SAID DECLARATION AND TO THE PROVISIONS HEREIN CONTAINED.

ALL ROADS AND STREETS REFLECTED UPON THE PLAT ARE DEDICATED TO THE GENERAL PUBLIC.

ANY COMMON PROPERTIES DESIGNATED ON THE PLAT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID PLAT AS WELL AS OTHER OWNERS OF THE "PROPERTIES" AS THE TERM IS DEFINED IN THE DECLARATION, AND SHALL NOT BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.

THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT DEDICATED AS A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY RESERVED BY THE DEVELOPER.

UTILITY AND DRAINAGE EASEMENTS ARE RESERVED UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES. ALL SUCH RESERVATIONS ARE FOR THE EXCLUSIVE USE OF THE DEVELOPER AND ITS ASSIGNS.

UNLESS OTHERWISE INDICATED ON THE PLAT 25 FOOT BUILDING SETBACK LINES APPLY TO ALL LOTS AND ARE BINDING UNLESS CHANGED AS PROVIDED IN THE DECLARATION.

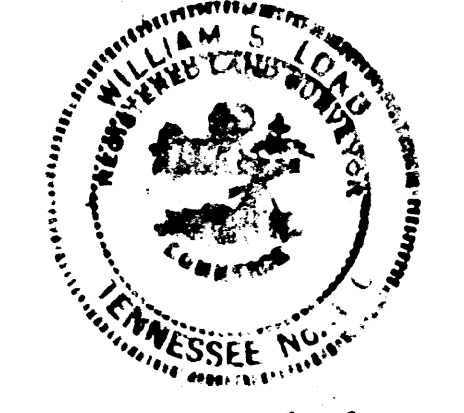
OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 17 OF THE PROTECTIVE COVENANTS PORTION OF THE DECLARATION AS TO AREAS INDICATED AS PROTECTIVE SCREENING AREAS UPON THE PLAT.

DEVELOPER RESERVES THE RIGHT TO FILE A REPLAT OF THIS ADDITION AT ANY TIME, TO ALTER THE SHAPE, SIZE, AND LOCATION OF ANY UNSOLD LOTS AND ANY UNOPENED STREETS AND MAY CORRECT ANY SURVEYING OR OTHER ERRORS AFFECTING ANY LOTS TO WHICH DEVELOPER HAS LEGAL TITLE AT THE TIME OF SUCH REPLAT OR THE EXACT LOCATION OF STREETS, EASEMENTS AND OTHER COMMON AREAS.

LOT 1, 56 ON THE PLAT ARE RESTRICTED TO SINGLE FAMILY DETACHED RESIDENTIAL USE AND SHALL BE CONSTRUCTED TO HAVE FLOOR SPACE OF NOT LESS THAN 1400 SQUARE FEET.

LOT 3, 135-138, 55, 57 ON THE PLAT ARE RESTRICTED TO SINGLE FAMILY DETACHED RESIDENTIAL USE AND SHALL BE CONSTRUCTED TO HAVE FLOOR SPACE OF NOT LESS THAN 1000 SQUARE FEET.

LOT 2, 4-54, 58-134, 139-168 ON THE PLAT ARE RESTRICTED TO SINGLE FAMILY DETACHED RESIDENTIAL USE AND SHALL BE CONSTRUCTED TO HAVE FLOOR SPACE OF NOT LESS THAN 800 SQUARE FEET.



BLOCK 4 CANTERBURY ADDITION-FAIRFIELD GLADE FAIRFIELD COMMUNITIES LAND COMPANY CIVIL DISTRICT OF CUMBERLAND COUNTY, TENNESSEE		SURVEYED BY <i>Melvin C. Bell</i> REGISTERED TENNESSEE SURVEYOR DATE AUGUST 18, 1970	CERTIFICATE OF APPROVAL OF WATER AND SEWERAGE SYSTEMS I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY BY THE CROSSVILLE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER. DATE 8-18-70 SURVEYOR <i>William S. Long</i>	CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS I HEREBY CERTIFY THAT THE WATER SUPPLY AND SEWER DISPOSAL UTILITY SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION PLAT ENTITLED BLOCK 4, CANTERBURY ADDITION-FAIRFIELD GLADE, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND HEREBY APPROVED AS SHOWN. DATE _____ COUNTY HEALTH OFFICER OR HIS AUTHORIZED REPRESENTATIVE	REGISTERED OFFICE - CUMBERLAND COUNTY, STATE OF TENN. I HEREBY RECORD FOR RECORD THE DAY OF _____ 1970 AT _____ O'CLOCK _____ P.M. NOTED IN NOTE BOOK _____ PAGE _____ AND RECORDED IN PLAT BOOK NO. _____ PART 2 WITNESS MY HAND AND SEAL <i>Margaret Madawell</i> REGISTERED NOTARY PUBLIC MY COMMISSION EXPIRES _____	LOT NUMBER 1-168 CONTAINING 60.34 ACRES MORE OR LESS AUGUST 18, 1970 DATE SURVEYED DATE FILED	William S. Long Surveyor Cumberland County, Tennessee
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