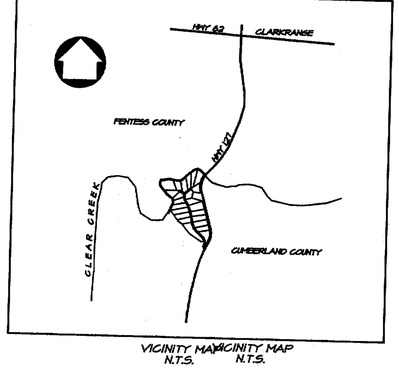


VICINITY MAP N.T.S.

VICINITY MAP N.T.S.

HELEN LOUISE SOUTH
TAX MAP 144, PARCEL 49.0
DEED BOOK E-9, PAGE 168
(FENTESS COUNTY)

Lot 1-36 Ferry Bend Trail is approved for subsurface sewage disposal (SSD) with the listed restrictions

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at the side property lines unless otherwise noted.

Brian Harris 1 MAY 2009
Enviromental Specialist — Date
Division of Ground Water Protection

Approval is based on soil conditions suitable for the installation of Subsurface Sewage Disposal Systems and does not constitute approval of building sites.

Lots 1-18, 20, 21, 22, 25, 26, 27, and 29-36 Ferry Bend Trail are approved for installation and duplication of conventional subsurface sewage disposal systems to serve a maximum house size of Three (3) bedrooms.

Lot 24 Ferry Bend Trail is approved to rthe installation and duplication of a conventional subsurface sewage disposal system to serve a maximum house size of Three (3) bedrooms. This lot will utilize an easement area located in the common area.

Lot 19 Ferry Bend Trial is approved for the installation and duplication of a conventional subsurface sewage disposal system to serve a maximum house size of Two (2) bedrooms.

Lot 23 Ferry Bend Trial is approved for the installation and duplication of a low -pressure pipe subsurface sewage disposal system to serve a maximum house size of Three (3) bedrooms. This lot will utilize an easement area located in the common area.

Lot 28 Ferry Bend Trial is approved for the installation and duplication of a modified low-pressure pipe subsurface sewage disposal system to serve a maximum house size of Three (3) bedrooms.

some lots require pump systems to transfer septic tank effluent to areas of the lot with suitable soil conditions for disposal.

shading on some lots represents an area reserved to be used for the installation of the primary and duplicate subsurface sewage disposal systems, and shall be used for no other purpose such as house locations, other structure location, buried utilities, driveway, swimming pools, etc. or use which would conflict with the REGULATION TO GOVERN SUBSURFACE SEWAGE DISPOSAL in Tennessee. Modification of the shaded area may be considered, provided sufficient shaded area is maintained.

Lots 1-36 Ferry Bend Trail are approved for use with utility water only.

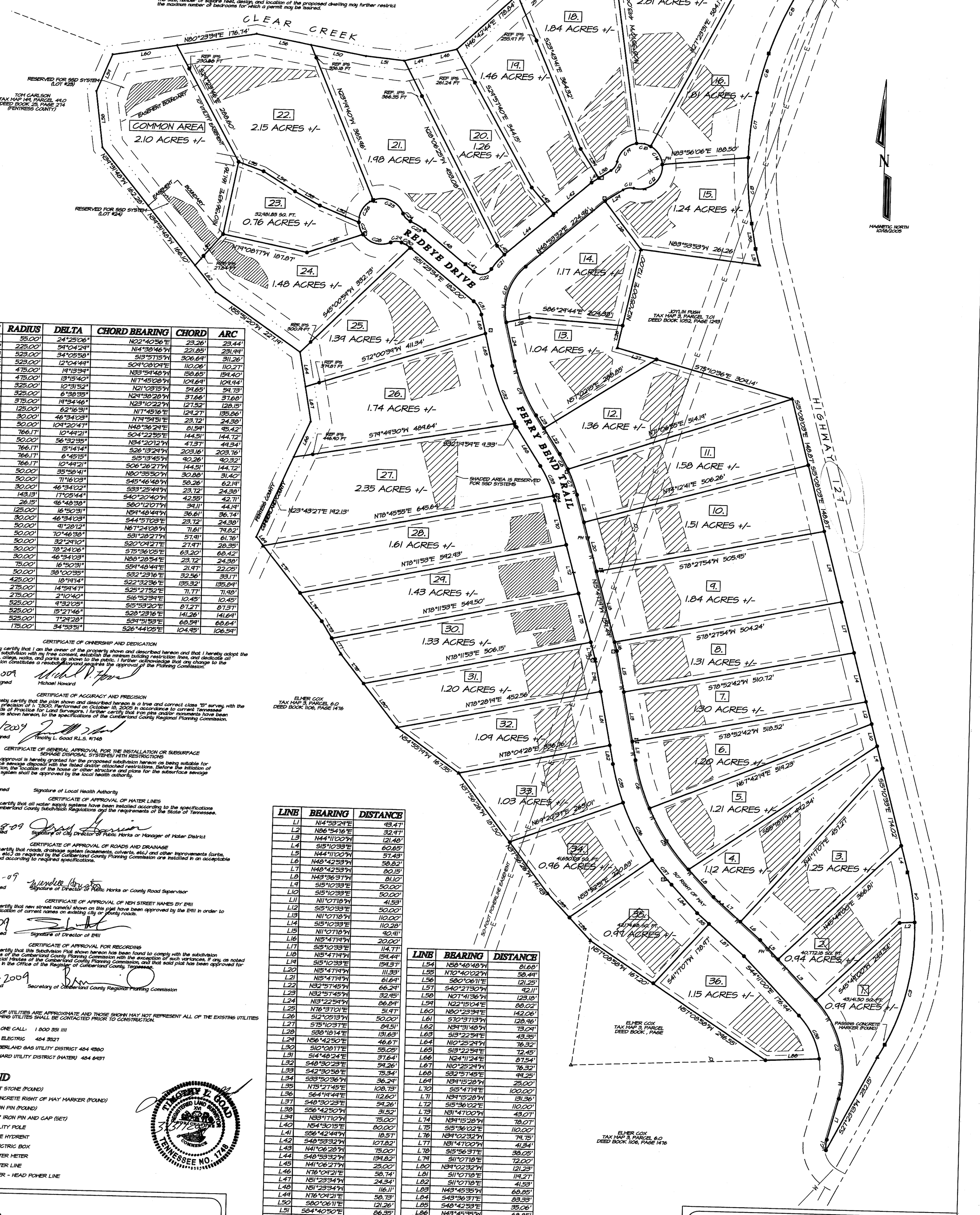
All underground utilities and driveways must enter along the property lines.

The size, number of square feet, design, and location of the proposed dwelling may further restrict the maximum number of bedrooms for which a permit may be issued.

BK/PG: PL11 /269-269
09006086

1 PGS : AL - PLAT 15.00	
REGINA BATCH: 27145	
05/08/2009 - 02:06:08 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, CUMBERLAND COUNTY
JUDY GRAHAM SWALLOWS
REGISTER OF DEEDS



LINE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C1	55.00'	24°25'06"	N02°40'56"E	23.26'	23.44'
C2	225.00'	54°04'29"	N14°38'46"W	221.85'	231.99'
C3	523.00'	34°05'58"	S13°57'15"W	306.69'	311.26'
C4	523.00'	12°04'49"	S09°08'09"E	110.06'	110.27'
C5	475.00'	19°13'39"	N33°54'48"W	158.65'	159.40'
C6	475.00'	13°15'40"	N17°45'08"W	109.69'	109.94'
C7	325.00'	10°31'52"	N21°03'15"W	59.65'	59.73'
C8	325.00'	6°38'35"	N24°38'28"W	37.66'	37.68'
C9	375.00'	19°34'46"	N23°10'22"W	127.52'	128.15'
C10	125.00'	62°16'31"	N17°45'16"E	129.27'	135.86'
C11	30.00'	46°34'03"	N79°59'51"E	23.72'	24.38'
C12	50.00'	109°20'47"	N48°36'29"E	81.59'	95.42'
C13	766.17'	10°44'21"	S04°22'55"E	144.51'	144.72'
C14	50.00'	56°32'35"	N34°20'12"W	47.37'	49.34'
C15	766.17'	15°14'14"	S26°13'29"W	203.16'	203.76'
C16	766.17'	6°45'15"	S15°13'45"W	90.26'	90.32'
C17	766.17'	10°44'21"	S06°26'27"W	144.51'	144.72'
C18	50.00'	35°58'41"	N80°35'50"W	30.88'	31.40'
C19	50.00'	71°16'03"	S45°46'48"W	58.26'	62.19'
C20	30.00'	46°34'02"	S33°25'49"W	23.72'	24.38'
C21	143.13'	17°05'44"	S40°20'40"W	42.55'	42.71'
C22	26.15'	96°48'38"	S80°12'07"W	34.11'	44.19'
C23	125.00'	16°50'31"	N59°48'49"W	36.61'	36.74'
C24	30.00'	46°34'03"	S44°57'03"E	23.72'	24.38'
C25	50.00'	91°28'12"	N67°24'08"W	71.61'	79.82'
C26	50.00'	70°46'38"	S31°28'27"W	57.91'	61.76'
C27	50.00'	32°29'10"	S20°09'27"E	27.97'	28.35'
C28	50.00'	78°24'06"	S75°36'05"E	63.20'	68.42'
C29	30.00'	46°34'03"	N88°28'54"E	23.72'	24.38'
C30	75.00'	16°50'31"	S59°48'49"E	21.97'	22.05'
C31	50.00'	38°00'35"	S32°23'16"E	32.56'	33.17'
C32	425.00'	18°19'14"	S22°32'36"E	135.32'	135.89'
C33	275.00'	14°59'47"	S25°27'52"E	71.77'	71.98'
C34	275.00'	2°10'40"	S16°52'39"E	10.45'	10.45'
C35	525.00'	9°32'05"	S15°53'20"E	87.27'	87.37'
C36	525.00'	15°27'46"	S28°23'16"E	141.26'	141.69'
C37	525.00'	7°29'28"	S39°51'53"E	68.59'	68.64'
C38	175.00'	34°53'51"	S26°44'05"E	104.95'	106.59'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt the plan of subdivision with my free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public. I further acknowledge that any change to the subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

4/1/2009 — Date Signed
Michael Howard

CERTIFICATE OF ACCURACY AND PRECISION

I do hereby certify that the plan shown and described hereon is a true and correct class "B" survey, with the ratio of precision of 1: 7500. Performed on October 18, 2005 in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that iron pins and/or monuments have been placed as shown hereon, to the specifications of the Cumberland County Regional Planning Commission.

3/31/2009 — Date Signed
Timothy L. Goad R.L.S. #1748

CERTIFICATE OF GENERAL APPROVAL FOR THE INSTALLATION OR SUBSURFACE SEWAGE DISPOSAL SYSTEM(S) WITH RESTRICTIONS

General approval is hereby granted for the proposed subdivision hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the local health authority.

Date Signed — Signature of Local Health Authority

CERTIFICATE OF APPROVAL OF WATER LINES

I hereby certify that all water supply systems have been installed according to the specifications of the Cumberland County Subdivision Regulations and the requirements of the State of Tennessee.

4-28-09 — Date Signed
Signature of City Director of Public Works or Manager of Water District

CERTIFICATE OF APPROVAL OF ROADS AND DRAINAGE

I hereby certify that roads, drainage system (easements, culverts, etc.) and other improvements (curbs, sidewalks, etc.) as required by the Cumberland County Planning Commission are installed in an acceptable manner and according to required specifications.

4-27-09 — Date Signed
Signature of Director of Public Works or County Road Supervisor

CERTIFICATE OF APPROVAL OF NEW STREET NAMES BY E911

I hereby certify that new street name(s) shown on this plat have been approved by the E911 in order to avoid duplication of current names on existing city or county roads.

4-27-09 — Date Signed
Signature of Director of E911

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that this Subdivision Plat shown hereon has been found to comply with the subdivision Regulations of the Cumberland County Planning Commission with the exception of such variances, if any, as noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for Recording in the Office of the Register of Cumberland County, Tennessee.

5-4-2009 — Date Signed
Secretary of Cumberland County Regional Planning Commission

LOCATION OF UTILITIES ARE APPROXIMATE AND THOSE SHOWN MAY NOT REPRESENT ALL OF THE EXISTING UTILITIES THE FOLLOWING UTILITES SHALL BE CONTACTED PRIOR TO CONSTRUCTION.

TENNESSEE ONE CALL: 1 800 351 1111
VOLUNTEER ELECTRIC 484 3527
UPPER CUMBERLAND GAS UTILITY DISTRICT 484 4380
CRAB ORCHARD UTILITY DISTRICT (WATER) 484 6437

LEGEND

- SET STONE (FOUND)
- CONCRETE RIGHT OF WAY MARKER (FOUND)
- IRON PIN (FOUND)
- 1/2" IRON PIN AND CAP (SET)
- UTILITY POLE
- FIRE HYDRENT
- ELECTRIC BOX
- WATER METER
- WATER LINE
- OVER - HEAD POWER LINE

TIMOTHY L. GOAD — REGISTERED LAND SURVEYOR — XVI — COMMERCE — TENNESSEE NO. 1748 — 3/31/2009

LINE	BEARING	DISTANCE
L1	N14°53'29"E	93.47'
L2	N86°54'16"E	32.47'
L3	N44°11'00"W	121.48'
L4	S15°10'33"E	60.65'
L5	N44°11'00"W	57.43'
L6	N48°42'53"W	58.82'
L7	N48°42'53"W	80.15'
L8	N43°36'37"W	81.10'
L9	S15°10'33"E	50.00'
L10	S15°10'33"E	50.00'
L11	N11°07'18"W	41.53'
L12	S15°10'33"E	50.00'
L13	N11°07'18"W	110.00'
L14	S15°10'33"E	110.28'
L15	N11°07'18"W	90.91'
L16	N15°47'19"W	20.00'
L17	S15°10'33"E	114.77'
L18	N15°47'19"W	159.44'
L19	S15°10'33"E	159.37'
L20	N15°47'19"W	111.33'
L21	N15°47'19"W	61.64'
L22	N32°57'45"W	66.29'
L23	N32°57'45"W	32.95'
L24	N13°22'54"W	86.84'
L25	N76°37'01"E	51.97'
L26	S12°05'13"W	50.00'
L27	S75°10'37"E	89.51'
L28	S38°18'14"E	131.63'
L29	N56°42'50"E	46.67'
L30	S10°08'17"E	55.05'
L31	S14°48'24"E	37.64'
L32	S48°30'23"E	59.26'
L33	S42°30'58"E	75.34'
L34	S33°50'36"W	36.29'
L35	N75°27'45"E	108.73'
L36	S64°19'44"E	112.60'
L37	S48°30'23"E	59.26'
L38	S56°42'50"W	31.52'
L39	N33°17'10"W	75.00'
L40	N54°30'15"E	80.00'
L41	S56°42'49"W	18.57'
L42	S48°53'32"W	107.82'
L43	N41°06'28"W	75.00'
L44	S48°53'32"W	139.82'
L45	N41°06'27"W	25.00'
L46	N76°09'21"E	58.74'
L47	N51°23'34"W	24.34'
L48	N51°23'34"W	116.11'
L49	N76°09'21"E	58.73'
L50	S80°06'11"E	121.26'
L51	S84°40'50"E	86.35'
L52	N68°17'05"W	92.74'
L53	N62°06'48"W	62.80'

LINE	BEARING	DISTANCE
L54	N58°48'48"W	81.68'
L55	N70°40'02"W	58.44'
L56	S80°06'11"E	121.25'
L57	S40°27'30"W	92.11'
L58	N07°41'36"W	123.18'
L59	N22°15'04"E	88.02'
L60	N80°23'39"E	142.06'
L61	S70°37'13"W	128.96'
L62	N39°31'48"W	73.09'
L63	S13°22'54"E	43.35'
L64	N10°25'29"W	76.32'
L65	S13°22'54"E	72.45'
L66	N24°11'24"E	87.54'
L67	N10°25'29"W	76.32'
L68	S32°57'45"E	99.25'
L69	N39°15'28"W	25.00'
L70	S15°47'19"E	100.00'
L71	N39°15'28"W	131.36'
L72	S15°36'02"E	110.00'
L73	N31°47'00"W	43.07'
L74	N39°15'28"W	78.07'
L75	S15°36'02"E	110.00'
L76	N39°02'32"W	79.75'
L77	N31°47'00"W	41.34'
L78	S15°56'37"E	38.05'
L79	S11°07'18"E	72.00'
L80	N39°02'32"W	121.23'
L81	S11°07'18"E	119.27'
L82	S11°07'18"E	41.53'
L83	N43°45'35"W	68.85'
L84	S43°36'37"E	83.33'
L85	S48°42'53"E	35.06'
L86	N43°45'35"W	68.85'
L87	S48°42'53"E	104.16'
L88	S87°04'51"W	117.91'

NOTE:

1. ALL CORNERS ARE MONUMENTED BY 1/2" IRON PINS WITH PLASTIC CAPS STAMPED 61 SURVEY #1748, UNLESS OTHERWISE NOTED.
2. THIS PARCEL IS SUBJECT TO ANY RIGHT OF WAYS, EASEMENTS, AND/OR RESTRICTIONS THAT MAY AFFECT THIS SURVEY.
3. BUILDING SET BACK LINES: 30 FEET ALONG FERRY BEND TRAIL , 30 FEET ALONG RED EYE DRIVE, 30 FEET ALONG HWY 127 AND 10 FEET ALONG SIDE AND REAR LOT LINES. 25 FEET FROM THE EDGE OF CLEAR FORK CREEK.
4. PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE AS FOLLOWS: TWELVE (12) FEET ALONG ALL FRONT PROPERTY LINES, SIX (6) FEET ALONG ALL SIDE AND REAR LOT LINES, TWELVE (12) FEET ALONG SIDE AND REAR LOT LINES ALONG PERIMETER TO THE PROPERTY. TWENTY (20) FEET AS MEASURED FROM THE CENTER OF ALL MAJOR DRAINS OR STREAMS.
5. THIS SURVEY WAS DONE USING THE LATEST RECORDED DEED. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE.
6. THIS SURVEY AND ITS REPRESENTATIONS ARE INTENDED SOLELY FOR THE BENEFIT OF THE SURVEYOR'S CLIENT.

GRAPHIC SCALE 1"=100'
0 100 200 300

SURVEY FOR:
MICHAEL HOWARD
TAX MAP 3, PARCEL 7.0
DEED BOOK 1205, PAGE 2521
SECOND CIVIL DISTRICT
CUMBERLAND COUNTY, TENNESSEE

G1 & ASSOCIATES SURVEYING
P.O. BOX 1690
JAMESTOWN, TN. 38556
(931) 879 6343
DRAWING #14605-FINAL-01
COPYRIGHT TIM GOAD, 61 SURVEY 2008

FINAL PLAT:
FERRY BEND TRAIL
PRESENTED TO
CUMBERLAND COUNTY, PLANNING COMMISSION

DEVELOPER:	MICHAEL HOWARD	SURVEYOR:	TIMOTHY L. GOAD
ADDRESS:	124 GALLAHER LANE	ADDRESS:	P.O. BOX 1690
	CLARKRANGE, TN 38553		JAMESTOWN, TN. 38556
TELEPHONE:	931-265-2074	TELEPHONE:	931-879-6343
ENGINEER:		ACREAGE SUBDIVIDED	56.34 ACRES +/-
ADDRESS		NUMBER OF LOTS	36 LOTS
TELEPHONE:		SCALE	1 INCH = 100 FEET
		TAX MAP REFERENCE	