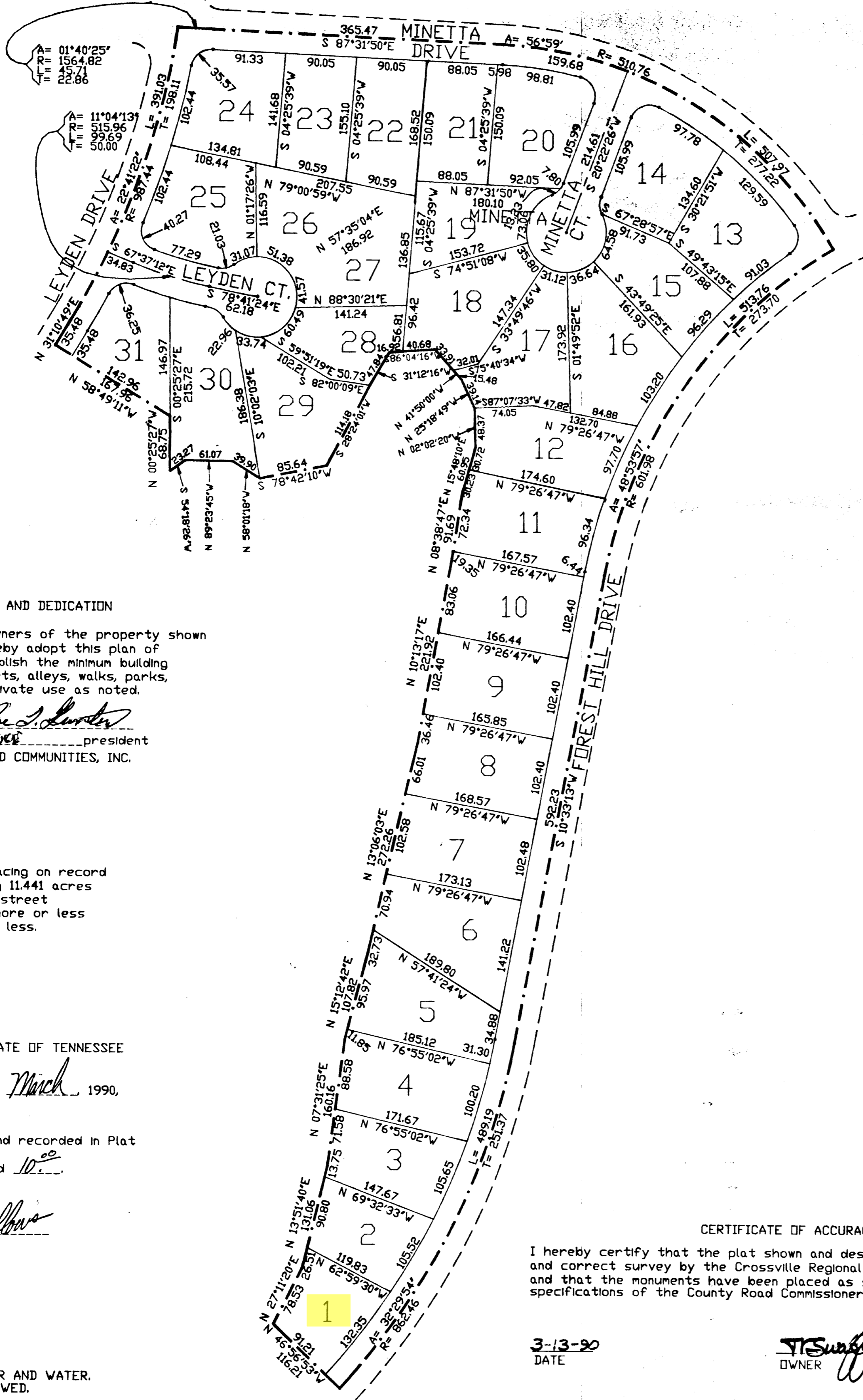


278



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

DATE 3-21-90 OWNER Joe J. Swafford SR. VICE president FAIRFIELD COMMUNITIES, INC.

DEVELOPMENT DATA:

This plat is filed for the purpose of placing on record 31 lots numbered 1 thru 31 and containing 11.441 acres more or less, plus 1881.73 lineal feet of street right-of-way containing 2.160 acres more or less comprising a total of 13.601 acres more or less.

REGISTER'S OFFICE CUMBERLAND COUNTY, STATE OF TENNESSEE

Received for record the 28 day of March 1990, at 9:28 o'clock A.M. noted in Notebook 4 Page 30 and recorded in Plat Book 9 Page 278 Fee 10.00 Paid 10.00 vide # 118-B Receipt # 55628

WITNESS MY HAND Judy Swafford Swafford REGISTER

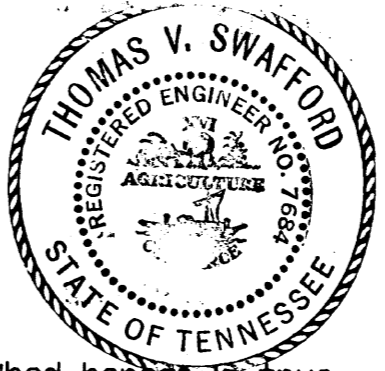
THIS PLAT IS RECORDED FOR CENTRAL SEWER AND WATER. INDIVIDUAL SEPTIC TANKS WILL BE ALLOWED.

CERTIFICATE OF ACCURACY

I hereby certify that the plat 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 3-13-90

OWNER Thomas V. Swafford



FAIRFIELD COMMUNITIES, INC. ("DEVELOPER") IS THE OWNER OF ALL REAL PROPERTY AND REAL PROPERTY IMPROVEMENTS SHOWN ON THIS PLAT AND THIS PLAT IS FILED FOR RECORD SUBJECT TO THE FOLLOWING TERMS, CONDITIONS, AND RESTRICTIONS:

ON THE 20 DAY OF March, 1990, DEVELOPER, JOINED BY THE FAIRFIELD GLADE COMMUNITY CLUB, A TENNESSEE NOT-FOR-PROFIT CORPORATION ("CLUB") RECORDED A DOCUMENT ENTITLED "SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR FOREST HILL SUBDIVISION BLOCKS 4, 5, 6, 7 AND 8" ("SUPPLEMENTAL DECLARATION") IN DEED BOOK 397, PAGE 583, ET SEQ. IN THE OFFICE OF THE REGISTER OF CUMBERLAND COUNTY, TENNESSEE. THE SUPPLEMENTAL DECLARATION SUBJECTS A PORTION OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SUPPLEMENTAL DECLARATION AS THE "REAL PROPERTY" TO THE PROVISIONS OF THE "DECLARATION OF COVENANTS AND RESTRICTIONS" AND "PROTECTIVE COVENANTS," RECORDED IN DEED BOOK 99, PAGE 370 ET SEQ., AS AMENDED BY "AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS" RECORDED IN DEED BOOK 161, PAGE 313, ET SEQ., AND AS FURTHER AMENDED BY "SECOND AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS" RECORDED IN DEED BOOK 259, PAGE 108, AND "THIRD AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS" RECORDED IN DEED BOOK 325, PAGE 59 ON OCTOBER 24, 1986, ALL IN THE OFFICE OF THE REGISTER FOR CUMBERLAND COUNTY, TENNESSEE ("MASTER DECLARATION"). ON THE 6TH DAY OF JUNE, 1989 DEVELOPER FILED FOR RECORD A DOCUMENT ENTITLED "SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR FAIRFIELD GLADE" ("SUPPLEMENTAL DECLARATION FOR FAIRFIELD GLADE") IN DEED BOOK 380, PAGE 572, IN THE OFFICE OF THE REGISTER FOR CUMBERLAND COUNTY, TENNESSEE, WHICH SUBJECTS PROPERTY TO A RECREATIONAL AMENITY FEE. FOREST HILL SUBDIVISION BLOCK 7 CONSISTS OF THE THIRTY-ONE (31) LOTS SHOWN ON THIS PLAT, IDENTIFIED, RESPECTIVELY, AS LOTS 1 THROUGH 31, INCLUSIVE; ALL LOTS SHALL BE SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, AND RESTRICTIONS SET OUT IN THE MASTER DECLARATION AND THE SUPPLEMENTAL DECLARATION FOR FAIRFIELD GLADE.

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

UNLESS OTHERWISE NOTED, EACH LOT IN FOREST HILL SUBDIVISION BLOCK 7 SHALL BE SUBJECT TO A TWENTY-FIVE (25) FOOT BUILDING SETBACK RESTRICTION ON ROAD FRONTAGE, SEVEN (7) FEET ON SIDE LOT LINES, AND TWENTY (20) FEET FROM THE GOLF COURSE.

ALL LOTS IN FOREST HILL SUBDIVISION BLOCK 7 ARE RESTRICTED TO SINGLE FAMILY DETACHED RESIDENTIAL USE. LOTS 1 THROUGH 12, 17, 18 AND 28 THROUGH 30 SHALL BE RESTRICTED TO HAVE A MINIMUM HEATED FLOOR SPACE OF NOT LESS THAN 1,500 SQUARE FEET AND LOTS 13 THROUGH 16, 19 THROUGH 27 AND 31 SHALL BE RESTRICTED TO HAVE A MINIMUM HEATED FLOOR SPACE OF NOT LESS THAN 1,300 SQUARE FEET.

ROADWAY AND UTILITY AND DRAINAGE EASEMENTS FOR UTILITIES IN PLACE AND/OR AS SHOWN ON THE PLAT ARE RESERVED ON ALL PROPERTY DEPICTED ON THIS PLAT FOR THE EXCLUSIVE USE OF THE DEVELOPER AND ITS ASSIGNS AS PROVIDED IN ARTICLE IV OF THE MASTER DECLARATION. IN ADDITION, DEVELOPER RESERVES A TWENTY-FIVE (25) FOOT EASEMENT OVER THE REAR LOTS SHOWN HEREON TO INSTALL, MAINTAIN, REPLACE, REPAIR, OR EXTEND UNDERGROUND SEWER LINES TO SERVE SUCH LOTS.

DEVELOPER, PURSUANT TO THE PROVISIONS OF THE MASTER DECLARATION, RESERVES THE RIGHT TO FILE A REPLAT OF FOREST HILL SUBDIVISION BLOCK 7, TO ADD ADDITIONAL PROPERTIES, TO ALTER THE SHAPE, SIZE AND LOCATION OF ANY UNSOLD LOTS AND ANY UNOPENED STREETS, TO CORRECT SURVEYING OR OTHER ERRORS AFFECTING ANY PROPERTIES TO WHICH THE DEVELOPER HAS LEGAL TITLE AT THE TIME OF SUCH REPLAT, AND TO REFLECT THE EXACT LOCATION OF STREETS, EASEMENTS, AND COMMON AREA, IF ANY.

THE REAL PROPERTY DEPICTED ON THIS PLAT CONTAINS A TOTAL OF APPROXIMATELY 13.601 ACRES.

FAIRFIELD COMMUNITIES, INC.

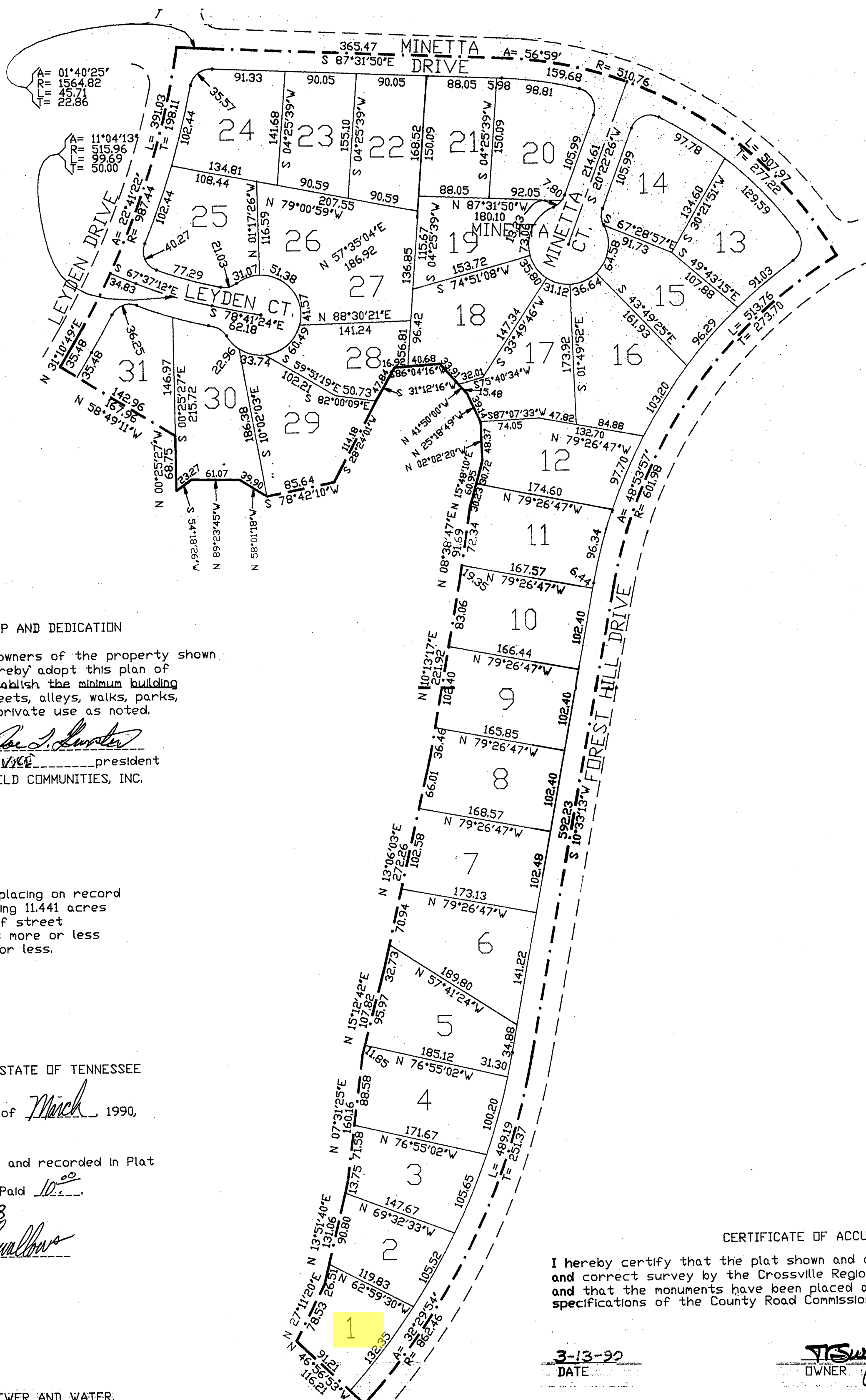
BY Joe J. Swafford SR. VICE president

ATTEST: Eddie Ruth Canning SECRETARY

D.B. 273, PG. 95

FAIRFIELD GLADE 2ND CIVIL DISTRICT OF CUMBERLAND COUNTY TN		
FOREST HILL BLOCK SEVEN		
DEVELOPED BY: FAIRFIELD COMMUNITIES INC.		
PREPARED BY: FAIRFIELD GLADE ENGR. DEPT.		
DRN. BY: J.W. MCCOY	DATE: 01-23-90	APPROVED BY: Tom Swafford
SHT. 1 OF 1	SCALE: 1" = 100'	

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CERTIFICATE OF OWNERSHIP AND DEDICATION

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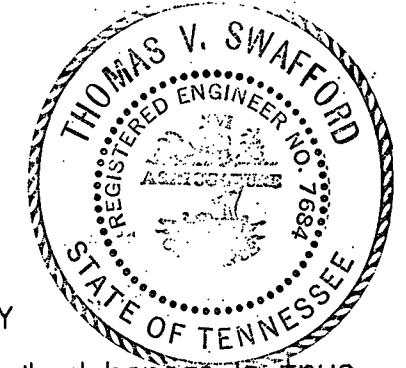
3-21-90 DATE
OWNER: James S. Swafford
SR. VICE PRESIDENT
FAIRFIELD COMMUNITIES, INC.

DEVELOPMENT DATA:

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REGISTER'S OFFICE CUMBERLAND COUNTY, STATE OF TENNESSEE

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Noted in Notebook 4 Page 30 and recorded in Plat Book 9 Page 278 Fee 10.00 Paid 10.00
Slide # 118-B Receipt # 55628
WITNESS MY HAND Judith Ann Swafford REGISTER



CERTIFICATE OF ACCURACY

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3-13-90 DATE

Thomas V. Swafford OWNER

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FAIRFIELD COMMUNITIES, INC.
BY James S. Swafford PRESIDENT
SR. VICE

ATTEST:
Edie Ruth Collins SECRETARY

D.B. 273, PG. 95

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SHT. 1 OF 1	SCALE: 1"= 100'	<u>Tom Swafford</u>

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