

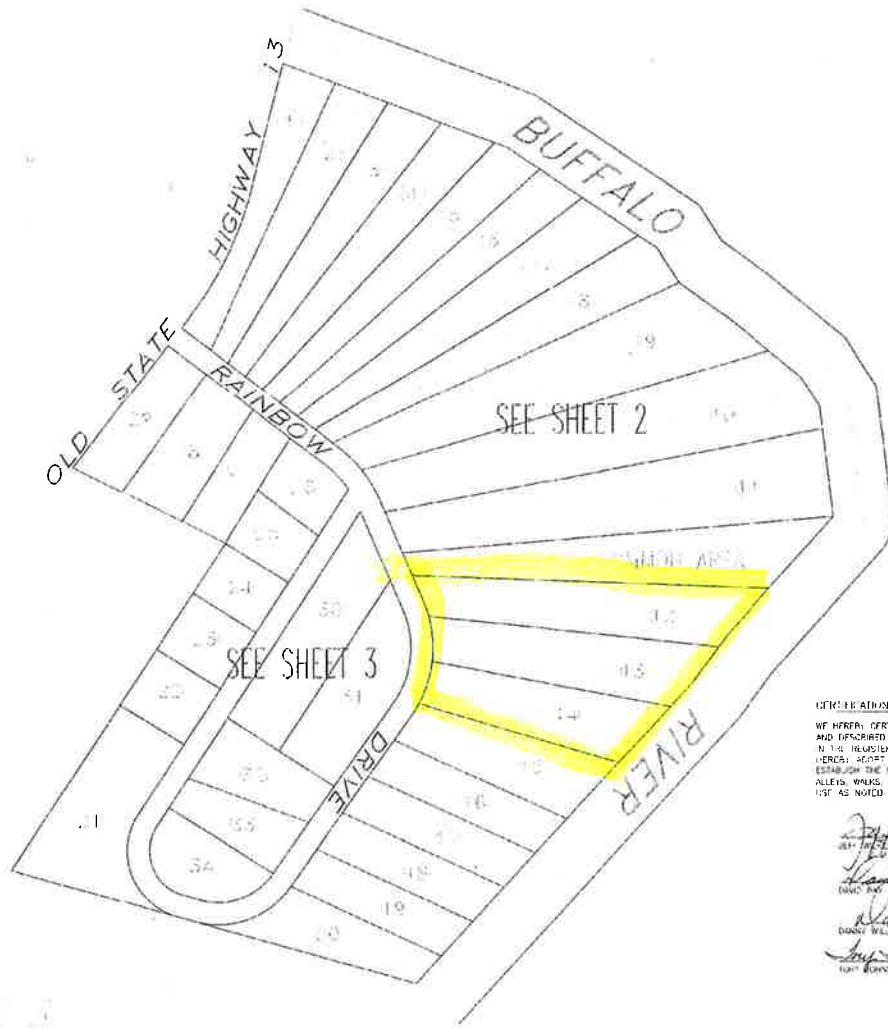
SUBDIVISION PLAT

MADE OF THE PROPERTY KNOWN AS

BIG BUFFALO ESTATES

3rd CIVIL DISTRICT, PERRY COUNTY, TENNESSEE

TAX MAP 84, PARCEL 32.00 - DEED BOOK R-21, PAGE 634



STATEMENT OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS EVIDENCED IN DEED BOOK R-21, PAGE 634 IN THE RECORDS OF THE CLERK OF PERRY COUNTY, TENNESSEE AND THAT WE HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH THE BOUNDARIES, EASEMENTS, AND EASEMENTS, ALL RIGHTS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

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RESTRICTIVE COVENANTS

RESTRICTIONS

THE PROPERTY CONVEYED HEREIN SHALL BE SUBJECT TO THE FOLLOWING COVENANTS, LIMITATIONS, AND RESTRICTIONS WHICH SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING TITLE FROM THE PARTIES HEREON OR THEIR SUCCESSORS OR ASSIGNS. ENFORCEMENT OF THESE COVENANTS, LIMITATIONS, AND RESTRICTIONS MAY BE BROUGHT BY ANY PERSON OWNING ANY PORTION OF THE PROPERTY SHOWN HEREON IN ANY COURT OF LAW OR EQUITY AND SAID PERSONS SHALL BE ENTITLED TO RECOVER THEIR ATTORNEY FEES AND COSTS IN THE EVENT OF ANY VIOLATION OF SAID COVENANTS, LIMITATIONS, AND/OR RESTRICTIONS.

ANY LOT WITH HOUSES LOCATED ON SAID PROPERTY MUST CONTAIN AT LEAST 1000 SQUARE FEET OF HEATED SPACE.
 NEW HOUSES WITH MOBILE HOMES ON A PERMANENT FOUNDATION ARE ALLOWED ON SAID PROPERTY. SAID MOBILE HOMES MUST BE UNDERPINNED.
 NO SKELETON MOBILE HOMES OR SCHOOL BUSES SHALL BE ALLOWED ON SAID PROPERTY.
 ALL ELECTRIC SERVICE FROM THE ROAD TO THE HOME MUST BE PLACED UNDERGROUND.
 NO SWINE, UNCLEMANS, OR GOATS SHALL BE PERMITTED OR KEPT ON SAID PROPERTY.
 HORSES, CATTLE, AND DOMESTIC ANIMALS MAY BE MAINTAINED ON SAID PROPERTY PROVIDED THAT THE SAME ARE RESTRICTED TO THEIR TRACT OR PARCELS OF LAND.
 LOTS MAY BE SUBDIVIDED PROVIDED THAT PRIOR APPROVAL IS OBTAINED FROM THE STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION DIVISION OF FLOOD WATER PROTECTION.
 ALL LOT OWNERS SHALL COMPLY WITH ANY AND ALL TENNESSEE VALLEY AUTHORITY, ARMY CORPS OF ENGINEERS, FEDERAL, STATE, AND COUNTY REGULATIONS, RESTRICTIONS, AND ZONING LINES THAT APPLY TO THE PROPERTY SHOWN HEREON.

BOAT RAMP & COMMON LOT

THE GRANTORS HEREIN AND THEIR SUCCESSORS AND/OR ASSIGNS RESERVE THE RIGHT TO MAKE IMPROVEMENTS TO SAID COMMON LOT INCLUDING THE PLACEMENT OF A BOAT RAMP. SAID COMMON LOT AND THEIR SUCCESSORS AND/OR ASSIGNS RESERVE THE RIGHT TO TRANSFER SAID COMMON LOT TO A NON-PROFIT ASSOCIATION TO HOLD SAID LOT FOR THE USE AND BENEFIT OF ANY PURCHASER OF THE PROPERTY SHOWN HEREON. SAID RIGHT TO USE SAID LOT SHALL BE A REAL COVENANT RUNNING WITH THE LAND AND THE RIGHT TO USE SAID LOT CANNOT BE TRANSFERRED TO ANY THIRD PARTY, PARTNERSHIP OR CORPORATION WITHOUT THE SALE AND TRANSFER OF THE ABOVE DESCRIBED PROPERTY BEING TRANSFERRED AS AN APPURTENANCE TO THE LAND OF SOMEONE WHO IS THEN CURRENT OWNER OF THE PROPERTY BEING CONVEYED. HEREIN THE RIGHT TO USE SAID BOAT RAMP AND COMMON LOT ARE CONVEYED AND TRANSFERRED TO THE LAND OF SOMEONE WHO IS THEN CURRENT OWNER OF THE PROPERTY BEING CONVEYED. SAID BOAT RAMP AND COMMON LOT ARE CONVEYED AND TRANSFERRED AS AN APPURTENANCE TO THE LAND OF SOMEONE WHO IS THEN CURRENT OWNER OF THE PROPERTY BEING CONVEYED. BY THE MAJORITY OF THE PARTIES HAVING THE RIGHT TO USE SAID BOAT RAMP AND COMMON LOT, SAID COMMON LOT AND BOAT RAMP ARE BOUNDED AND DESCRIBED AS SHOWN HEREON.

RIGHT OF EASEMENT

FURTHER CONVEYED HEREIN IS THE NON-EXCLUSIVE EASEMENT TO USE THE ROAD SHOWN HEREON TO OAK, BIRCHES, AND LARCHES TO THE PROPERTY CONVEYED HEREIN. THE GRANTORS HEREIN DO FURTHER RESERVE THE EXPLICIT RIGHT TO DEDICATE SAID ROAD TO PERRY COUNTY AND MAKE THE SAME A PUBLIC ROAD.

RELEASE OF LIABILITY

THE GRANTORS/GRANTEES HEREIN, HEREBY WAIVE ANY CLAIM OF LIABILITY AGAINST THE GRANTORS HEREIN THEIR HEIRS AND ASSIGNS FOR ANY DAMAGES THAT MAY HAVE OCCURRED IN THE PAST AS WELL AS ANY DAMAGES THAT MAY OCCUR IN THE FUTURE TO THE PROPERTY SHOWN HEREON DUE TO FLOODING OR ANY OTHER ACT OF GOD. THIS COVENANT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE GRANTORS, THEIR HEIRS, AND ASSIGNS AND THE SAME TO BENEFIT SAID GRANTORS, THEIR HEIRS, AND ASSIGNS.

ACHESON LAND SURVEYING, INC.		JOB #	01162-FINAL
DATE	4-2-02	DATE	4-2-02
BIG BUFFALO ESTATES		DATE	MARCH 20, 2002
		DRAWN BY	JEFFREY JAMES