

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book Number D36, page 744 Perry County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities and other facilities have been filed.

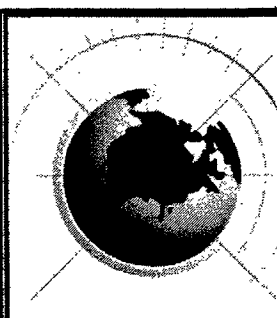
3/23, 2022  Owner

Authorized Agent _____
Title (if acting for partnership or corporation) _____

CERTIFICATE OF SURVEY ACCURACY

I, hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category III Land Survey as defined in Title 62, Chapter 18, Tennessee Code.

Mar. 14, 2022 William Ron Ashe TN #934
Date Registered Land Surveyor Number

[illegible]

F & M
CONSULTING INC.
ENGINEERS • SURVEYORS
26 Court Street
P.O. Box 873
Sarasota, FL 34232
731-926-2183 (Office)
731-923-8152 (Fax)
fandm@fandmconsulting.com

THE WOODLANDS
AT
BUFFALO RIVER LLC

LEGEND

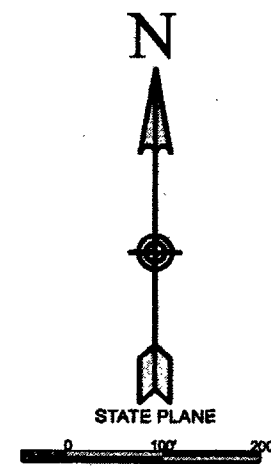
	— MONUMENT FOUND ON CORNER		PROPERTY LINE
	— MONUMENT SET ON CORNER		RIGHT-OF-WAY LINE
	— MONUMENT FOUND ON LINE		GRADE OF MONUMENT
	— MONUMENT SET ON LINE		LINE NOT SURVEYED
	— POINT NOT SET		CENTER OF DRAINAGE DITCH OR CREEK
			— PAINTED TRACE

NOTE: 1. ALL "NOT SET" MONUMENTS MUST BE SET TO THE PROPERTY LINE.
2. ALL "NOT SET" MONUMENTS MUST BE SET TO THE PROPERTY LINE.

DRAWING TITLE:

FINAL PLAT - PHASE 3

DRAWN BY: M.A.H.	SCALE:	F&M DRAWING NO.	SHEET:
	1" = 400'	21-138N-PLAT PHASE 3	1 OF 3
DATE: 3/14/2022			

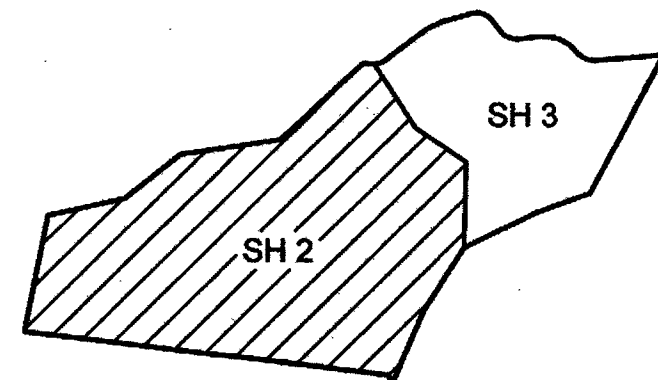


TAX REFERENCE MAP 094, PARCEL 008.00
2063.4 ACRES
SOURCE OF TITLE: DEED BOOK D36, PAGE 744
R.O.P.C.
WOODLANDS AT BUFFALO RIVER, LLC

LINE	BEARING	DISTANCE
L1	S 45°28'35" W	90.09'
L2	N 35°11'03" E	87.68'
L3	N 20°10'41" E	108.53'
L4	N 57°15'21" E	84.85'
L5	N 41°40'13" E	74.04'
L6	N 44°54'18" E	70.88'
L7	N 44°54'18" E	80.22'
L8	N 39°15'50" E	157.69'
L9	N 35°57'07" E	129.15'
L10	S 58°56'35" W	113.19'
L11	N 53°57'35" E	189.13'
L12	N 53°57'35" E	104.54'
L13	N 53°54'23" E	107.88'
L14	S 25°14'01" W	89.21'
L15	N 17°01'22" E	128.24'
L16	S 47°08'24" W	26.50'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	250.97'	210.86'	204.11'	N 87°59'51" E
C2	250.97'	85.57'	85.15'	N 54°09'45" E
C31	495.15'	74.44'	74.37'	S 44°17'39" W
C32	495.15'	195.06'	194.78'	S 59°54'22" W
C33	735.04'	185.61'	185.12'	S 58°04'02" W
C34	357.88'	97.89'	97.58'	S 53°18'14" W
C35	355.85'	141.21'	140.30'	S 65°25'05" W
C36	172.31'	40.92'	40.75'	S 69°45'25" W
C37	172.31'	98.84'	98.55'	S 48°22'15" W
C38	344.88'	131.27'	130.48'	S 21°11'12" W

Jerry Allen & Carolyn A. Morris
Map 094, Parcel 002.00
D.B. D22, Page 257
R.O.P.C.



DRAWING SHEET LEGEND

NOTES:

REV.	BY	DATE	DESCRIPTION

F & M
CONSULTING INC.
ENGINEERS • SURVEYORS
24 Court Street
P.O. Box 875
Savannah, TN 38372
731-955-3165 (Office)
731-955-3165 (Cell)
fandm@fandmconsulting.com

THE WOODLANDS
AT
BUFFALO RIVER LLC

LEGEND

- REMARKS FOUND ON CORNER
- REMARKS SET ON CORNER
- REMARKS FOUND ON LINE
- REMARKS SET ON LINE
- POINT NOT SET

PROPERTY LINE

RIGHT-OF-WAY LINE- CORNER OF PARCELS
- LINE NOT SURVEYED
- CORNER OF DRAINAGE DITCH OR CREEK
- PAVED TRAIL
- PAVED ROAD

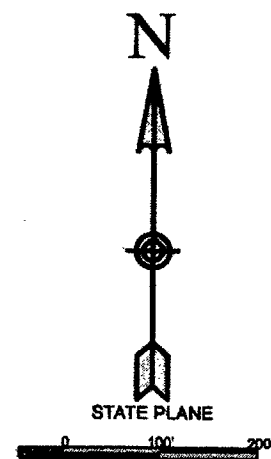
DRAWING TITLE:
FINAL PLAT - PHASE 3
TRACTS 115-122

DRAWN BY: M.A.H.
DATE: 3/14/2022

SCALE:
1" = 200'

F&M DRAWING NO.
21-138N-PLAT PHASE 3

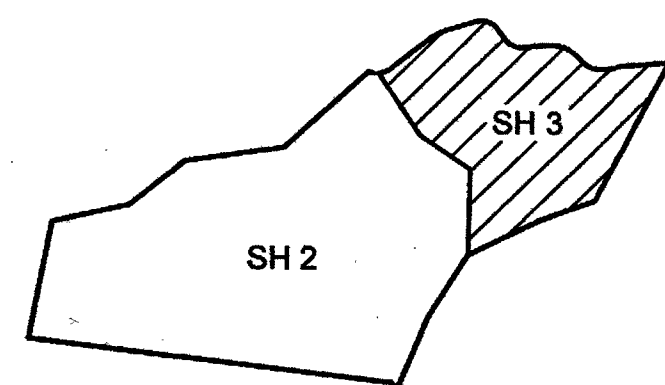
SHEET:
2 OF 3



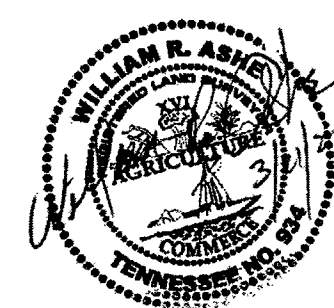
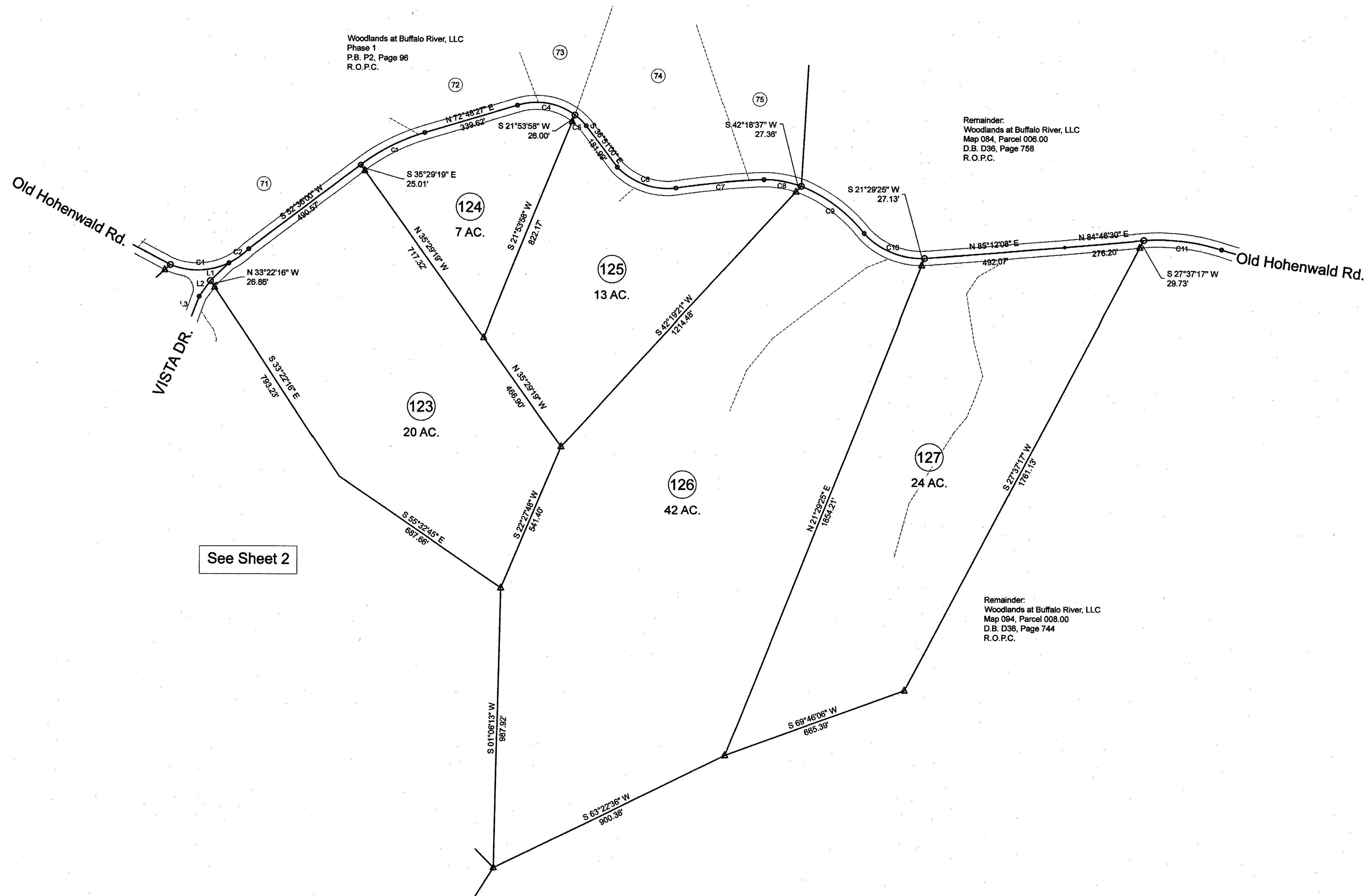
TAX REFERENCE MAP 094, PARCEL 008.00
2063.4 ACRES
SOURCE OF TITLE: DEED BOOK D36, PAGE 744
R.O.P.C.
WOODLANDS AT BUFFALO RIVER, LLC

LINE	BEARING	DISTANCE
L1	S 45° 28' 35" W	90.09'
L2	N 35° 11' 03" E	67.88'
L3	N 20° 30' 47" E	106.53'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	250.97'	210.86'	204.71'	N 87° 59' 57" E
C2	250.97'	85.57'	85.15'	N 54° 09' 45" E
C3	708.94'	252.19'	250.88'	N 62° 36' 53" E
C4	220.14'	210.81'	202.65'	S 60° 34' 02" E
C5	220.14'	55.05'	54.91'	S 45° 58' 08" E
C6	243.34'	225.90'	217.87'	N 70° 38' 59" W
C7	2394.55'	307.87'	307.66'	N 84° 30' 15" E
C8	406.87'	132.32'	132.33'	N 50° 14' 29" W
C9	538.03'	279.10'	276.00'	N 53° 09' 40" W
C10	272.51'	236.60'	228.33'	S 67° 40' 34" E
C11	739.39'	276.05'	274.45'	N 83° 29' 37" W



DRAWING SHEET LEGEND



NOTES:	REV.	BY	DATE	DESCRIPTION

F & M
CONSULTING INC.
ENGINEERS • SURVEYORS
25 Court Street
P.O. Box 873
Savannah, TN 38372
731-925-2183 (Office)
731-925-8182 (Fax)
lawson@fandmconsulting.com

THE WOODLANDS
AT
BUFFALO RIVER LLC

LEGEND
MONUMENT FOUND ON CORNER
MONUMENT SET ON CORNER
MONUMENT FOUND ON LINE
MONUMENT SET ON LINE
POINT NOT SET

DRAWING TITLE: FINAL PLAT - PHASE 3 TRACTS 123-127			
DRAWN BY: M.A.H.	SCALE: 1" = 200'	F&M DRAWING NO. 21-138N-PLAT PHASE 3	SHEET: 3 OF 3
DATE: 3/14/2022			