



Fairfield Communities, Inc., 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, 1976, (the Developer, joined by the Fairfield Glade Community Club, a nonprofit 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 Developer, joined by the Fairfield Glade Community Club, has filed or will file a document or documents referred to as Supplemental Declaration(s) of Covenants and Restrictions which, when recorded, shall subject the property described therein to the provisions of the Declaration referred to above. The property described in the Supplemental Declaration(s) may describe all or a portion of the property reflected on this plat, but in no event shall the Supplemental Declaration describe property not reflected on this plat. Said Supplemental Declaration(s) may also reflect the different character of the properties described therein and said Supplemental Declaration(s) shall be recorded in the office of the Register in and for Cumberland County, Tennessee.

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 on all property covered by this plat for the exclusive use of the Developer and its assigns as provided in Article IV of the Declaration except that such easements, when used for installation, maintenance, replacement and repair of underground sewer lines, shall not be limited to a five foot strip along the back of each lot line, but for such uses there shall be reserved a twenty-five foot strip along the back lot lines.

Unless otherwise indicated on the plat, twenty-five 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 the paragraph 13 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 of the exact location of streets, easements and other common areas.

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.

1/4/84
DATE: _____
OWNER: _____

CERTIFICATE OF ACCURACY

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.

5/30/84
DATE: _____
COMMISSIONER: _____

REGISTER'S OFFICE CUMBERLAND COUNTY, STATE OF TENNESSEE

Received for record the 13 day of June 1984, at 2:17 o'clock P.M. Noted in Notebook 21 Page 102 and recorded in Plat Book 8 Page 211. Fee \$5.00. Fair \$5.00.

WITNESS MY HAND: _____
REGISTER: _____

**FAIRFIELD GLADE
2ND CIVIL DISTRICT OF
CUMBERLAND COUNTY TN**

**REPLAT
NORTH HAMPTON BLOCK THREE**

DEVELOPED BY
FAIRFIELD COMMUNITIES INC.

PREPARED BY
FAIRFIELD GLADE ENGR. DEPT.

DRAWN BY: <i>R. S. Miller</i>	DATE: 5/30/84	APPROVED BY: <i>TOM SWAFFORD</i>
SHEET NO. 1 OF 1	SCALE: 1"=100'	

This plat is filed for the purpose of placing on lots 1 through 56 and containing _____ acres more or less, plus _____ lineal feet of street right-of-way containing _____ acres more or less, plus common properties containing _____ acres more or less, plus reserved properties containing 0 acres more or less, comprising a total of _____ acres more or less.

Each cul-de-sac contains 0.0288 acres more or less common space with a 70' radius typical.

RESTRICTIONS

Lots 1 through 56 are restricted to single family detached residential use and shall be constructed to have a floor space of not less than 1,200 square feet.

In addition with regard to all lots reflected on this plat, no single family detached structure or any building incidental thereto shall not be closer to a side or rear lot line than _____ feet.

PURPOSE

The purpose of this replat is to redivide the South portion of Hartney Lane to the left; revise lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, and 56; and eliminate lots 57 and 58; and revise the Common Property adjacent to some of these lots.

6-13-84 *Conrad Wale*
CUMBERLAND COUNTY HEALTH DEPARTMENT