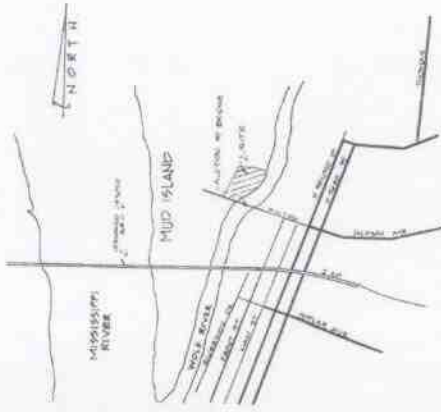
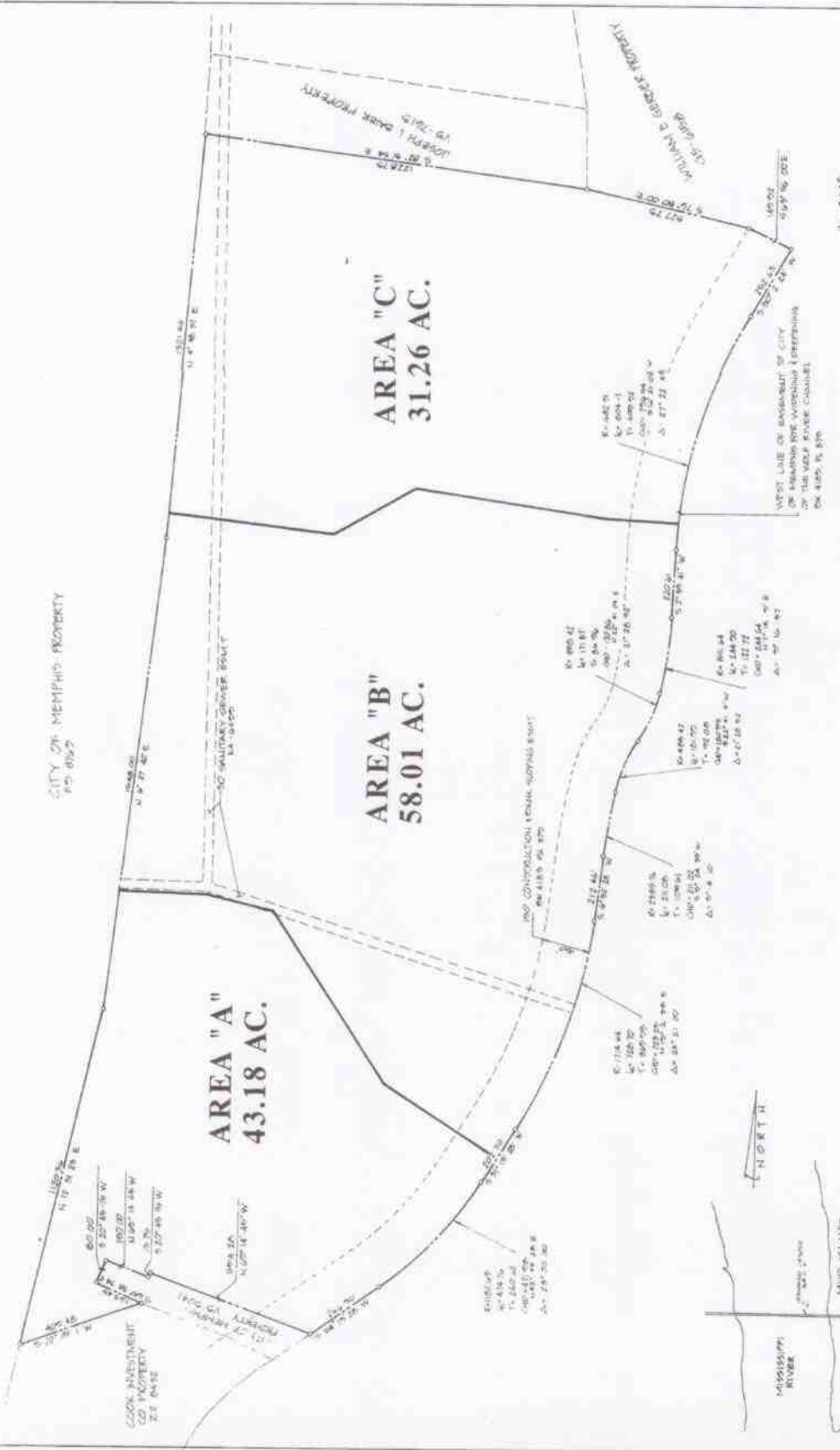


CITY OF MEMPHIS PROPERTY
P.D. 88-5

AREA "A"
43.18 AC.

AREA "B"
58.01 AC.

AREA "C"
31.26 AC.



OUTLINE PLAN P.D. 88-347
HARBOR TOWN
 PLANNED DEVELOPMENT
 132.447 ACRES MEMPHIS, TN
 OWNER/DEVELOPER:
ISLAND PROPERTY ASSOCIATES
 AUGUST, 1988


Approved
 on 8/23/88
 REC'D 8/23/88
 FILED 8/23/88
 PLANNING DEPARTMENT
 CITY OF MEMPHIS

PK 7149
 125 2/6



Tom Leatherwood
Shelby County Register

As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Office of the Shelby County Register.

	
04120707	
07/22/2004 - 11:54 AM	
10 PGS : R - SUBDIVISION PLAT	
JERRY 245297-4120707	
PLAT BOOK : 212	
PAGE : 31	
RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	



ISLAND PROPERTIES ASSOC.
 FUTURE DEVELOPMENT
 2.50 AC.
 P.L. 88-347
 MAR 11 1989
 THE LEADERSHIP

ISLAND PROPERTIES ASSOC.
 FUTURE DEVELOPMENT
 2.50 AC.
 P.L. 88-347
 MAR 11 1989
 THE LEADERSHIP

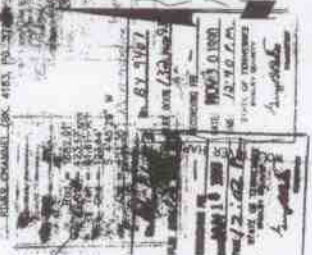
ISLAND PROPERTIES ASSOC.
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 MAR 11 1989
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 FUTURE DEVELOPMENT
 2.50 AC.
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 MAR 11 1989
 THE LEADERSHIP

VICINITY MAP

WEST LINE OF EMBURY ROAD FOR INTERSECTION WITH RIVER CHANNEL LOC. 415.3, P.C. 379



24.41 ACRES ARE PROVIDED FOR COMMON OPEN AREAS "A" - "F". 71.94 ACRES ARE RESERVED FOR FUTURE DEVELOPMENT. 0.786 ACRES ARE PROVIDED FOR ROW DESIGNATION.

- GENERAL NOTES:
1. ALL COMMON FACILITIES AND AREAS ARE TO BE OWNED AND MAINTAINED BY A HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION OF OTHER UNITS.
 2. SEE SHEET 8 FOR LOT AREA AND CURVE DATA.
 3. SEE SHEETS 4 AND 5 FOR BUILDING SETBACKS & UTILITY EASMENTS.
 4. 100 YEAR FLOOD ELEV. = 331.5

FINAL PLAN
 PHASE 1

HARBOR TOWN PLANNED DEVELOPMENT
 AREA "B" AND PARTS OF AREAS "A" AND "C"
 REAVES & SWEENEY
 69.72 ACRES WARD 1 BLOCK 1
 220 LOTS
 MEMPHIS, TENNESSEE
 OWNER: ISLAND PROPERTIES ASSOCIATES
 APRIL 1989

OWNER'S CERTIFICATE

I, Martin Puntik, the undersigned owner of Lot 79 of the property shown, hereby adopt this side yard building setback measurement as shown. I certify that I am the owner of the said property in the aforesaid, duly authorized to act, and that said property is not otherwise subject to any other laws which have become due and payable.

Martin Puntik
Signature

NOTARY'S CERTIFICATE

Before me, the undersigned, a Notary Public in and for the good State and County of Memphis, Tennessee, duly commissioned and qualified, personally appeared Martin Puntik, the undersigned owner of the property herein, and he acknowledged to me that he executed the foregoing instrument for the purpose therein contained, in witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in Memphis, this 14 day of October, 2004.

Notary Public: Charles C. Rogers
My Commission Expires: 11/03/2008



OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE

This plot is being re-recorded to add Sheet 10 and to show that the Memphis and Shelby County Land Use Control Board on September 11th, 2003 approved a reduction in the required side yard building setback of 5 feet to 1 foot, 10 inches along the north lot line and 5 feet, 8 inches along the south lot line for the property located at (Lot 79) 869 Harbor Isle Circle West, Memphis, Tennessee, subject to the following conditions:
1. Compliance with the provisions of the 1999 Standard Building Code pertaining to permitted well openings.

By: Mary S. Silva Date: 10/27/03
Director, Office of Planning & Development

OWNER'S CERTIFICATE

I, DAVID W. MCCORMACK, the undersigned owner of Lot 37 of the property shown, hereby adopt the setback corrections as shown. I certify that I am the owner of the said property in the aforesaid, duly authorized to act, and that said property is not encumbered by any liens which have become due and payable.

David W. McCormack
Signature

NOTARY CERTIFICATE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared DAVID W. MCCORMACK, the undersigned owner of the property herein, and he acknowledged to me that he executed the foregoing instrument for the purpose therein contained, in witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in Memphis, this 14 day of July, 2004.

Notary Public: Angie Lee Smith
My commission expires: _____



DETAIL OF LOT 79
869 HARBOR ISLE CIRCLE WEST



**FINAL PLAN
PHASE 1**

**HARBOR TOWN PLANNED DEVELOPMENT
AREA "B" AND PARTS OF AREAS "A" AND "C"
P.D. 88-347
59.72 ACRES WARD 1 BLOCK 1
224 LOTS
OWNER: ISLAND PROPERTIES ASSOCIATES
MEMPHIS, TENNESSEE
OCTOBER 2003**

OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE

This plat is being re-recorded to correct the graphic illustration of the side and rear yard setbacks for Lot 37 in conformance to the required 5 foot side yard and 15 foot rear yard setbacks.

By: Mary S. Silva Date: 7/22/04
Director, Office of Planning & Development

04120907
 T.M. LEATHERWOOD
 REGISTERED PROFESSIONAL SURVEYOR
 PLAT BOOK: 212
 PAGE: 31

04120902
 T.M. LEATHERWOOD
 REGISTERED PROFESSIONAL SURVEYOR
 PLAT BOOK: 204
 PAGE: 31

03233443
 T.M. LEATHERWOOD
 REGISTERED PROFESSIONAL SURVEYOR
 PLAT BOOK: 207
 PAGE: 13

03233443
 T.M. LEATHERWOOD
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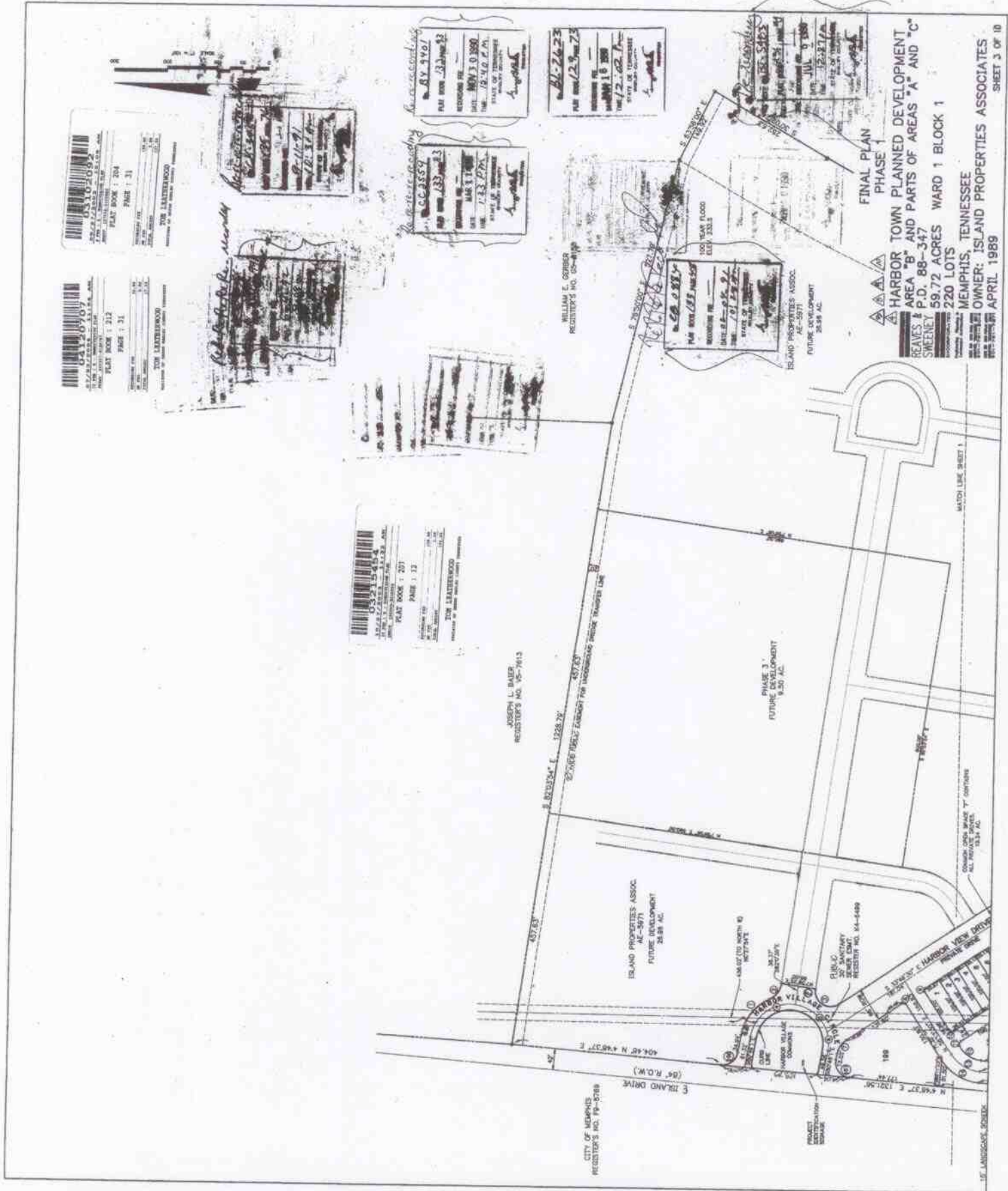
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FINAL PLAN PHASE 1
HARBOR TOWN PLANNED DEVELOPMENT
AREA "B" AND PARTS OF AREAS "A" AND "C"
REAVES & P.D. 88-347
SWEENEY
59.72 ACRES WARD 1 BLOCK 1
220 LOTS
ISLAND PROPERTIES ASSOC.
AE-5971
FUTURE DEVELOPMENT
26.8 AC.
MEMPHIS, TENNESSEE
OWNER: ISLAND PROPERTIES ASSOCIATES
APRIL 1989

SHEET 3 OF 10
 6-26-89





NOTE:
 1. EACH LOT WITH THE EXCEPTION OF LOTS 1 THROUGH 18, 118, 119, 120, 121, 122, 123, 124, 125 THROUGH 154, 155, 200 THROUGH 216, 124 THROUGH 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222 ARE TYPICALLY PROVIDED WITH A 10' FRONT YARD SETBACK, A 15' REAR YARD SETBACK, AND A 5' SIDE YARD SETBACK. LOTS 1 THROUGH 108, 118 THROUGH 154, 155 THROUGH 199, 200 THROUGH 216, 217 THROUGH 222 ARE TYPICALLY PROVIDED WITH A 10' FRONT YARD SETBACK, A 15' REAR YARD SETBACK, AND A 5' SIDE YARD SETBACK. LOTS 109 THROUGH 117, 119 THROUGH 123, 125 THROUGH 154, 155 THROUGH 199, 200 THROUGH 216, 217 THROUGH 222 ARE TYPICALLY PROVIDED WITH A 10' FRONT YARD SETBACK, A 15' REAR YARD SETBACK, AND A 5' SIDE YARD SETBACK. LOTS 109 THROUGH 117, 119 THROUGH 123, 125 THROUGH 154, 155 THROUGH 199, 200 THROUGH 216, 217 THROUGH 222 ARE TYPICALLY PROVIDED WITH A 10' FRONT YARD SETBACK, A 15' REAR YARD SETBACK, AND A 5' SIDE YARD SETBACK. LOTS 109 THROUGH 117, 119 THROUGH 123, 125 THROUGH 154, 155 THROUGH 199, 200 THROUGH 216, 217 THROUGH 222 ARE TYPICALLY PROVIDED WITH A 10' FRONT YARD SETBACK, A 15' REAR YARD SETBACK, AND A 5' SIDE YARD SETBACK.

2. UTILITY EASEMENTS ARE PROVIDED ALONG LOT BOUNDARIES.
 3. ONE STORY GARAGES MAY PROJECT 24 FEET INTO THE SIDE YARD SETBACK.
 4. THE CONDITIONS OF THIS PLANNED DEVELOPMENT ARE THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE. SHALL BE SEEN.

03102092
 HARBOR TOWN PLANNED DEVELOPMENT
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 SWEENEY
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 WARD 1 BLOCK 1
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 MEMPHIS, TENNESSEE
 ISLAND PROPERTIES ASSOCIATES
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 AREA "B" AND PARTS OF AREAS "A" AND "C"
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