


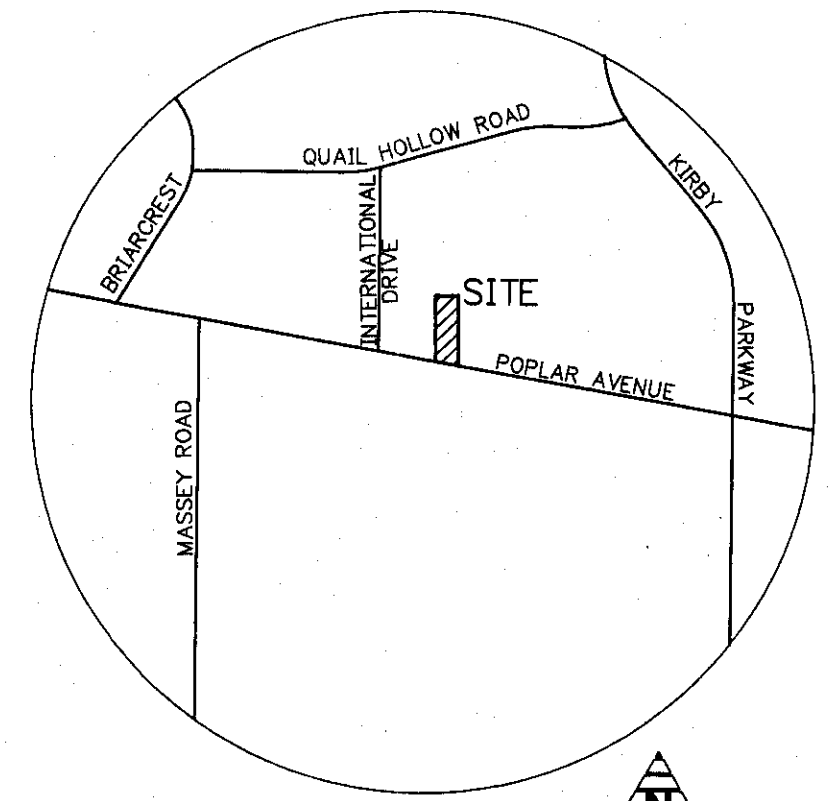


Tom Leatherwood
Shelby County Register

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.

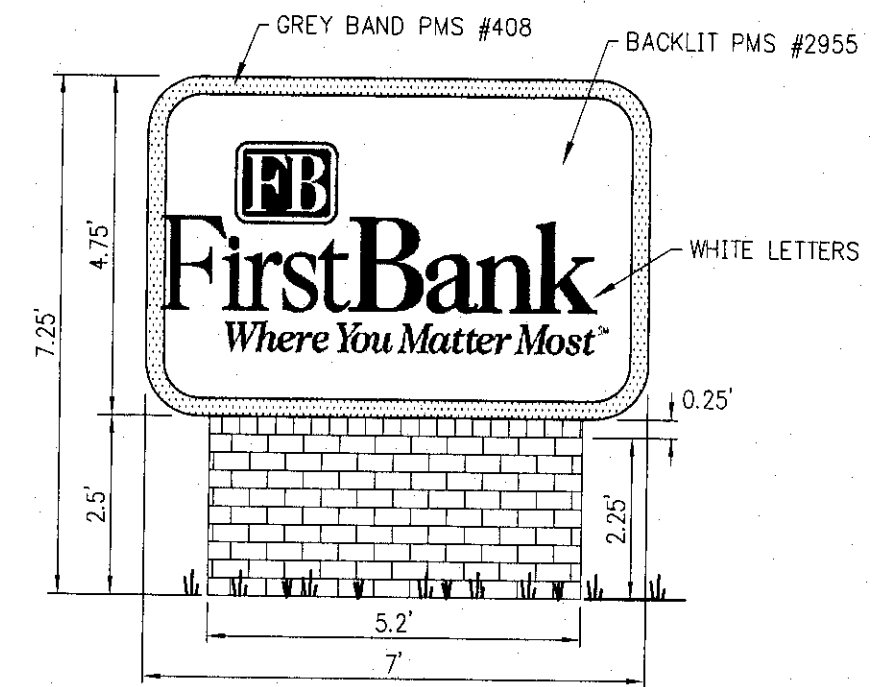
	
05012528	
01/24/2005 - 12:59 PM	
3 PGS : R - SUBDIVISION PLAT	
ERICA 287711-5012528	
PLAT BOOK : 216	
PAGE : 54	
RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

THE AREAS DENOTED BY "RESERVED FOR STORM WATER DETENTION" SHALL NOT BE USED AS A BUILDING SITE OR FILLED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY/COUNTY ENGINEER. THE STORM WATER DETENTION SYSTEMS IN THESE AREAS, EXCEPT FOR THOSE PARTS LOCATED IN A PUBLIC DRAINAGE EASEMENT, SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR PROPERTY OWNER'S ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED SO AS TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLAN ON FILE IN THE CITY/COUNTY ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH; MOWING; OUTLET CLEANING; AND REPAIR OF DRAINAGE STRUCTURES.



VICINITY MAP
NTS

ROBERT FOGELMAN
CA-9855
14.61 ACRES
OUTLINE PLAN - CROWN CENTRE P.D.
PL. BK. 133, PG. 46
FUTURE DEVELOPMENT



FRONT ELEVATION
DOUBLE-FACE MONUMENT
33.25 S.F.

Pre-Recorded
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10/20/2004 - 03:48 PM
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LIE 267486-6176736

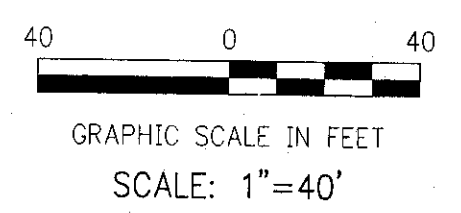
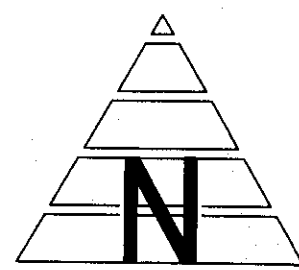
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TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

PLAN DATA

AREA OF LOT 1	54,365 S.F.
BUILDING AREA	4,985 S.F.
BUILDING HEIGHT	18 FEET
3 PARKING REQUIRED	16 TOTAL SPACES 15 STANDARD SPACES 1 HANDICAP SPACES
3 PARKING PROVIDED	62 TOTAL SPACES 60 STANDARD SPACES 2 HANDICAP SPACES

REQUIRED SIDEWALKS ARE EXISTING ALONG POPLAR AVENUE.



BOATMEN'S BANK OF TENNESSEE
BE-5816
15.06 ACRES
OUTLINE PLAN
RENAISSANCE CENTER P.D.
PL. BK. 123, PG. 69

3 SEE SHEET 3 OF 3 FOR LANDSCAPE PLAN

EC 3541
145 16
JAN 11 1994
8:53 AM

Pre-Recorded
DU7747
PLAT BOOK 143 PAGE 31
DATE 8-26-93
TIME 1:46 pm

DR 1313
142 36
DATE 10:43 AM

REAVES & SWEENEY
INCORPORATED
Engineering Planning & Landscape Architecture
SUITE 400 518 PARK AVENUE
MEMPHIS, TENNESSEE 38117
901-781-2016

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA PANEL 470177-60 DATED DEC. 1, 1982 FOR MEMPHIS, TENNESSEE.

3 4
FINAL PLAT - PHASE 1
CROWN CENTRE PLANNED DEVELOPMENT
DEVELOPER: APPLE SOUTH, INC.
1.595 ACRES 1 LOT
100 YEAR FLOOD ELEV. 280.0
MEMPHIS, TENNESSEE
APRIL, 1993

04-0477

KAY D. VORONKA (04/07/23) FirstBank/Plat-rev.dwg Oct 15, 2004 - 7:19am

I. Uses Permitted:

A. Any use permitted in the General Office (O-G) District, Planned Commercial (C-P) District, Multiple Family Uses and the following additional uses:

1. Residential Home for the Aged
2. Hospital
3. Communications Tower
4. Laboratories
5. Photo Finishing
6. Telephone Service Center

II. Bulk Regulations:

- A. A maximum 0.67 Floor Area Ratio (F.A.R.) for office uses shall be permitted; or the F.A.R. for other uses should not generate peak hour traffic volumes in excess of the traffic produced by office use at 0.67 F.A.R.
- B. Maximum building height--150 feet maximum, plus height necessary for mechanical and architectural penthouses.
- C. Minimum building setbacks:
1. A minimum of 30 feet from the Poplar Avenue and International Drive right-of-way for buildings 50 feet or less in height.
 2. A minimum of 30 feet from the northern and eastern property line for buildings 50 feet or less in height.
 3. For each 2 feet of building height in excess of 50 feet an additional one foot of setback shall be required.

III. Access and Circulation:

A. Dedicate the following for International Drive:

Commencing at the intersection of the centerlines of Poplar Avenue (108 foot R.O.W.) and International Drive (R.O.W. varies); thence along the centerline of International Drive N12°11'09"E a distance of 54.23 feet to a point; thence S72°34'51"E a distance of 22.88 feet to a point on the west line of the Robert Fogelman property as recorded in Instrument Number AL-4244, said point being the point of beginning; thence along said west line N06°45'52"E a distance of 1,382.53 feet to the northwest corner of said Fogelman property; thence along the north line of said Fogelman property S83°00'48"E a distance of 24.50 feet to a point; thence S06°45'52"W a distance of 961.50 feet to a point of curvature; thence along an 800.50 foot radius curve to the left an arc distance of 68.16 feet (chord S04°19'30"W, 68.14 feet) to a point of reverse curvature; thence along an 855.50 foot radius curve to the right an arc distance of 153.80 feet (chord S07°02'09"W, 153.59 feet) to a point of tangency; thence S12°11'09"W a distance of 166.06 feet to a point; thence S77°48'51"E a distance of 9.50 feet to a point; thence along a 40.00 foot radius curve to the left an arc distance of 59.18 feet (chord S30°11'51"E, 53.93 feet) to a point on the north line of Poplar Avenue; thence along said north line N72°34'51"W a distance of 53.79 feet to the point of beginning and containing 33,853 square feet or 0.777 acres.

Also grant the following 9.5 foot pedestrian and utility easement:

Commencing at the intersection of the centerlines of Poplar Avenue (108 foot R.O.W.) and International Drive (R.O.W. varies); thence along the centerline of International Drive N12°11'09"E a distance of 54.23 feet to a point; thence S72°34'51"E a distance of 22.88 feet to a point on the west line of the Robert Fogelman property as recorded in Instrument Number AL-4244; thence along said west line N06°45'52"E a distance of 1,382.53 feet to the northwest corner of said Fogelman property; thence along the north line of said Fogelman property S83°00'48"E a distance of 24.50 feet to the point of beginning; thence S83°00'48"E a distance of 9.50 feet to a point; thence S06°42'52"W a distance of 961.38 feet to a point of curvature; thence along a 791.00 foot radius curve to the left an arc distance of 67.35 feet (chord S04°19'30"W, 67.33 feet) to a point of reverse curvature; thence along an 865.00 foot radius curve to the right an arc distance of 155.50 feet (chord S07°02'09"W, 155.29 feet) to a point of tangency; thence S12°11'09"W a distance of 166.06 feet to a point; thence N77°48'51"W a distance of 9.50 feet to a point; thence N12°11'09"E a distance of 166.06 feet to a point of curvature; thence along an 855.50 foot radius curve to the left an arc distance of 153.80 feet (chord N07°02'09"E, 153.59 feet) to a point of reverse curvature; thence along an 800.50 foot radius curve to the right an arc distance of 68.16 feet (chord N04°19'30"E, 68.14 feet) to a point of tangency; thence N06°45'52"E a distance of 961.50 feet to the point of beginning.

B. The full length of International Drive shall be dedicated upon request by the City of Memphis along with the 9.5 foot easement and shall be improved by owner if a final plan is filed prior to the earlier of June 1, 1991 or the approval by the City Council of the 1991 Capital Improvements Program budget. Thereafter all improvements to International Drive shall be by the City of Memphis.

- C. Permit six (6) curb cuts on International Drive. The exact location and dimensions of curb cuts are subject to the approval of the City Engineer.
- D. Permit two curb cuts along the Poplar Avenue frontage in addition to International Drive.
- E. No curb cut along the Poplar Avenue frontage permitting ingress by left turn shall begin closer than 300 feet from the centerline of International Drive.
- F. Internal circulation shall be provided between all phases, sections and/or lots.
- G. Parking shall be provided in accordance with the Zoning Ordinance requirements.

Landscaping and Screening:

- A. A landscaping plan shall be provided on the final plans and shall be subject to site plan review by the Land Use Control Board.
- B. A tree survey shall be provided on the final plans differentiating between trees to be removed and those to be preserved. Existing trees shall be preserved wherever feasible.
- C. Internal landscaping shall be provided at a ratio of 300 square feet of landscaped area and one shade tree per every 20 parking spaces.
- D. Lighting shall be directed so as to not glare onto residential property.
- E. Refuse containers shall be completely screened from view from adjacent property.

V. Signs:

- A. Permit one sign on each Poplar Avenue and International Drive with a maximum of 180 square feet and a maximum height of 30 feet.
- B. Permit one additional sign in each phase with a maximum surface area of 35 square feet.
- C. Such other directional, instructional, and identification signs as are needed shall be permitted within the development.
- D. Signs shall have a minimum setback of 15 feet, except that signs having 35 square feet or less may be within 15 feet.
- E. Portable and temporary signs shall not be permitted, except for real estate signs.
- F. Additional signs may be approved during site plan review by the Land Use Control Board.

VI. Drainage:

- A. All drainage plans to be submitted to City Engineer(s) for review.
- B. An overall drainage plan for the entire site shall be submitted to the City Engineer(s) prior to the approval of the first final plan.
- C. Drainage improvements to be provided under contract in accordance with Subdivision Regulations, and the City of Memphis Drainage Design Manual.
- D. Design of the storm water conveyance and management facilities for this project shall be in accordance with the "City of Memphis Drainage Design Manual". The manual requires on-site detention of storm water run-off, generated from this project, which exceeds the capacity of the down stream system. Drainage calculations performed in accordance with this manual shall be submitted verifying that adequate non-buildable areas have been provided for storm water detention facilities. For information concerning this requirement, please contact the City Engineer's Office.
- E. All drainage emanating on-site shall be private. Easements will not be accepted.

VII. Site Plan Review:

- A. A site plan shall be submitted for the review, comment and recommendation of the Office of Planning and Development (OPD) and appropriate City agencies and approval of the Land Use Control Board prior to approval of any final plan.
- B. The site plan review application shall be submitted at least 35 days prior to a Land Use Control Board meeting and shall include the names and addresses of adjacent property owners on gummed labels to provide for notification.
- C. The site plan shall include:
1. The exact location and dimensions including height of all buildings.
 2. The number, location and dimensions of parking spaces within proposed structures/lots.

3. A landscaping plan.
4. A survey of large groupings of trees and individual trees of more than 18 inches in diameter, differentiating between those to be preserved and those to be removed.

The site plan shall be reviewed based upon the following criteria:

- Conformance with the outline plan conditions.
- Compatibility with existing properties surrounding the site as well as a compatible internal arrangement of uses.
- Elements of design such as building orientation, building mass and height, setback, access, parking and internal circulation, landscaping and lighting.
- Adequate access shall be provided to the site as determined by the City Engineer.

VIII. The Land Use Control Board may modify the bulk, parking, landscaping, and sign requirements if equivalent alternatives are presented; provided however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within ten days of such action, file a written appeal to the director of the Office of Planning and Development, to have such action reviewed by the City Council.

IX. A final plan shall be filed within fifteen years of approval of the outline plan. The Land Use Control Board may grant extensions at the request of the applicant.

X. Any final plan shall include the following:

- A. The outline plan conditions.
- B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
- C. The exact location and dimensions including height of all buildings or buildable areas, parking areas, drives, and required landscaping.
- D. The number of parking spaces.
- E. The location and ownership, whether public or private, of any easement.
- F. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City and/or County Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owner's association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash; mowing; outlet cleaning; and repair of drainage structures.

XI. Any subsequent owner of property within this Planned Development may request amendments to the Planned Development Conditions by Him/Her or It without the consent of other owners of property in the Planned Development.

Re-Record

05012528

01/24/2005 - 12:59 PM

PLAT BOOK : 216

PAGE : 54

TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00

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30/20/2004 - 03:48 PM

3 PGS : E - SUBDIVISION PLAT

LII 207416-4176736

PLAT BOOK : 214

PAGE : 50

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REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

Re-recorded

EC 3541

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8:53 AM

STATE OF TENNESSEE
SHELBY COUNTY

Re-recorded

DU 7747

PLAT BOOK 143 PAGE 31

RECORDING FEE

DATE: 8-26-97

TIME: 1:46 pm

STATE OF TENNESSEE
SHELBY COUNTY

DR 1313

PLAT BOOK 143 PAGE 36

RECORDING FEE

DATE: JUN 18 1993

TIME: 10:43 AM

STATE OF TENNESSEE
SHELBY COUNTY

REAVES & SWEENEY

INCORPORATED

Engineering Planning & Landscape Architecture

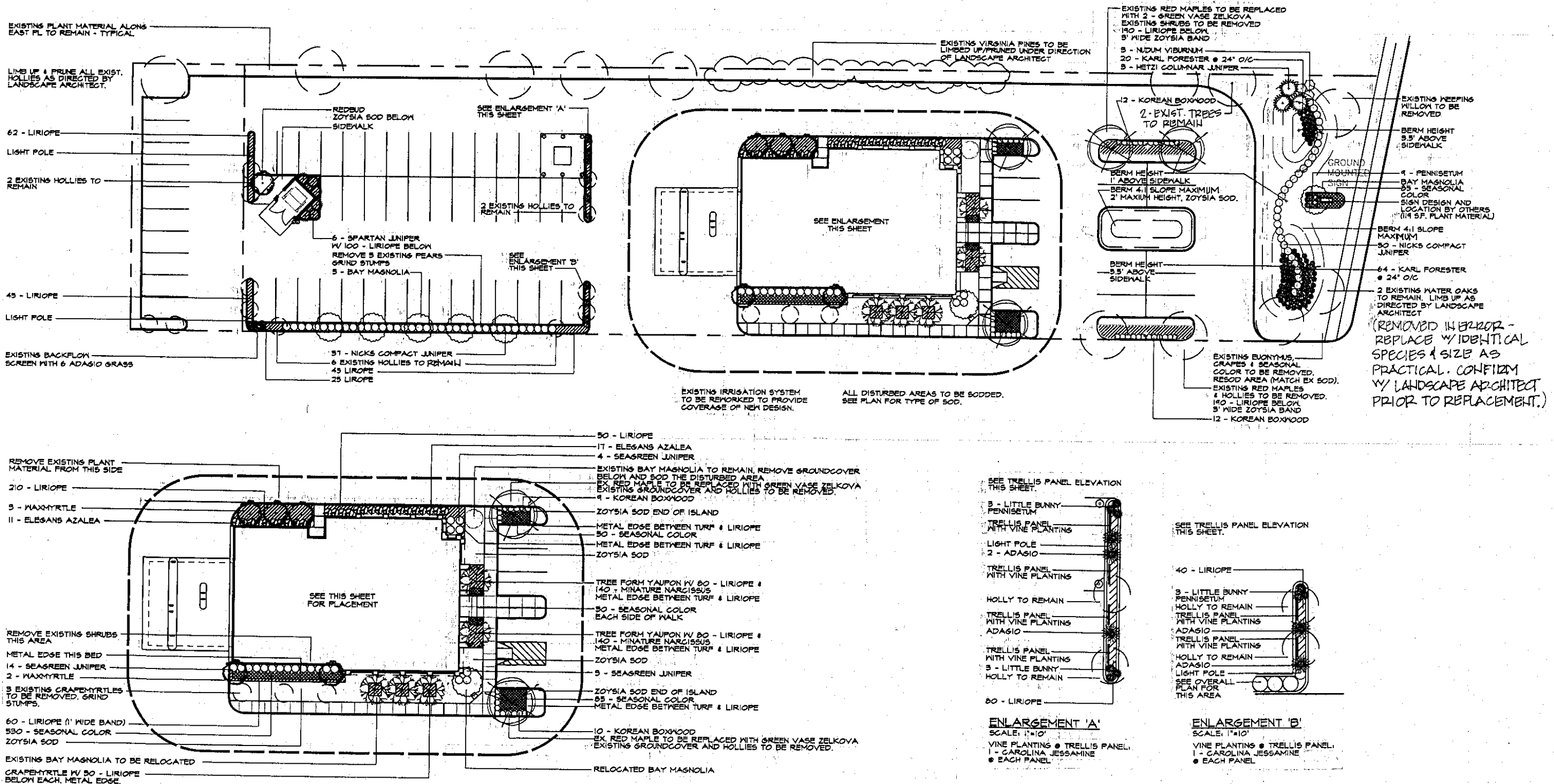
SUITE 400 5118 PARK AVENUE
MEMPHIS, TENNESSEE 38117
901-761-2016

PARCEL 80-8-393
P.D. 90-342

FINAL PLAT -- PHASE 1
CROWN CENTRE PLANNED DEVELOPMENT

DEVELOPER: APPLE SOUTH, INC.
1.595 ACRES 1 LOT
100 YEAR FLOOD ELEV. 280.0
MEMPHIS, TENNESSEE
APRIL, 1993

SHEET 2 OF 3



REVISED LANDSCAPE PLAN
NTS

Owner's Certificate

I, ROBERT F. FOGELMAN, the undersigned owner(s) of the property shown, hereby adopt this plat as my plan of development and dedicate the streets, rights-of-way, and grant the easements as shown and/or described to public use forever. I certify that I am the owner(s) of the said property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes which have become due and payable.

Robert F. Fogelman
Signature

Robert F. Fogelman
Signature

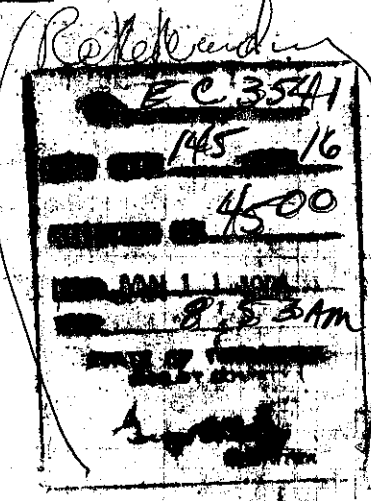
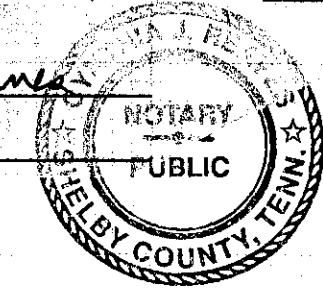
Notary's Certificate

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County at Memphis, duly commissioned and qualified, personally appeared Robert Fogelman, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the owner of the above described property, and 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 4th day of May 1993.

Notary Public Cynthia J. Bevan

My Commission Expires 9-17-96



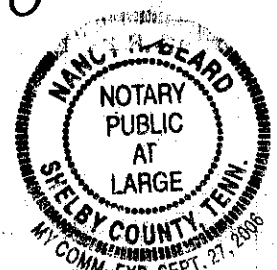
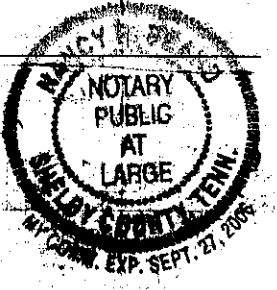
Notary's Certificate

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County at Memphis, duly commissioned and qualified, personally appeared Robert F. Fogelman, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the owner of the property the within named bargainer, and 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 19th day of October 2004.

Notary Public Ray B. Beard

My Commission Expires

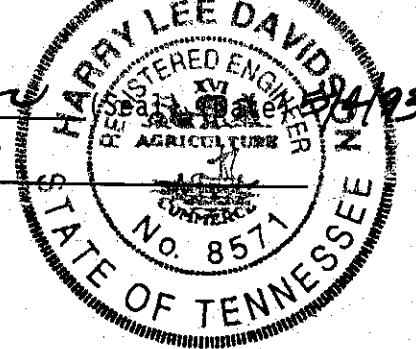


Engineer's Certificate

It is hereby certified that this plat is true and correct, is in conformance with the design requirements of the Zoning Ordinance, the Subdivision Regulations and the specific conditions imposed on this development, and takes into account all applicable federal, state and local building laws and regulations.

By: Harry Lee Davidson

Tennessee Certificate No. 8571



Re-recorded
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01/24/2005 - 12:59 PM
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TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

Mortgagee's Certificate

We, Union Planters National Bank, the undersigned mortgagee of the property shown hereon, hereby consent and agree to the plan of development as submitted by Robert F. Fogelman, owner(s) of the property.

Union Planters National Bank
Institution

by: Ronald L. Hansen, V.P.
Signature

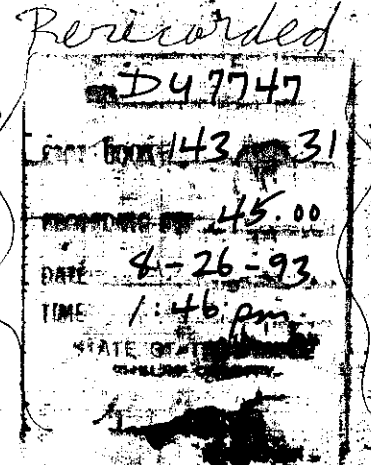
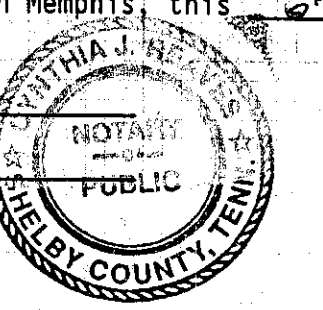
Notary's Certificate

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County at Memphis, duly commissioned and qualified, personally appeared Ronald L. Hansen, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the Vice President of the Union Planters National Bank the within named bargainer, and 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 6th day of May 1993.

Notary Public Cynthia J. Bevan

My Commission Expires 9-17-96

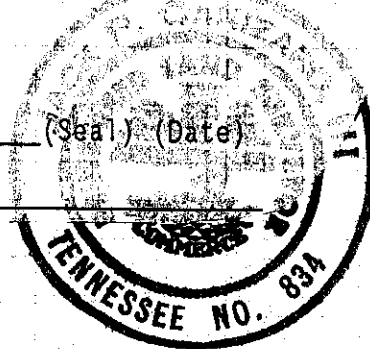


Surveyor's Certificate

I hereby certify that this is a category "I" survey and that the ratio of precision of the unadjusted survey is 1:10,000 or greater; that this plat has been prepared by me or under my individual supervision and conforms with applicable State Laws and local Zoning Ordinances, Subdivision Regulations and the specific conditions imposed on this development relating to the practice of surveying.

By: Paul P. Cayul

Tennessee Certificate No. 834



Office of Planning and Development Certificate

This plat is being re-recorded to show that the Land Use Control Board on November 11, 2004 approved modifications to the landscape plan as shown.

By: Mary J. Baker Date: 1/24/05
Director, Office of Planning & Development

Office of Planning and Development Certificate

Plan of development acted on by the Memphis and Shelby County Land Use Control Board on OCT. 11, 1990. Approved by the Memphis City Council on OCT. 8, 1990.

By: Ray B. Beard DATE: June 17, 1993
Director, Office of Planning & Development

THIS PLAT IS BEING RE-RECORDED TO MOVE THE MONUMENT SIGN ON POPLAR AVENUE APPROXIMATELY 55 FEET WEST.

By: Ray B. Beard DATE: January 8, 1994
DEPUTY DIRECTOR, OPD

THIS PLAT IS BEING RE-RECORDED TO MOVE THE 5 FOOT UTILITY EASEMENT FROM THE WEST SIDE OF THE 25 FOOT DRIVE TO THE EAST SIDE, TO ADD A SERVICE RAMP BEHIND THE BUILDING, TO CHANGE THE MONUMENT SIGN DETAIL AND TO REVISE THE LANDSCAPING ALONG POPLAR AVENUE.

By: Ray B. Beard DATE: August 26, 1993
DEPUTY DIRECTOR, OPD

Office of Planning and Development Certificate

This plat is being re-recorded for the third time to change the building use and revise the parking, signage and landscaping.

By: Mary J. Baker DATE: 10/20/04
Director, Office of Planning & Development

NOTE: ON MARCH 11, 1993 THE LAND USE CONTROL BOARD APPROVED THE SITE PLAN FOR THIS PHASE OF DEVELOPMENT.



PARCEL 80-8-393
FINAL PLAT - PHASE 1 P.D. 90-342
CROWN CENTRE PLANNED DEVELOPMENT
DEVELOPER: APPLE SOUTH, INC.
1.595 ACRES 1 LOT
100 YEAR FLOOD ELEV. 280.0
MEMPHIS, TENNESSEE
APRIL, 1993
SHEET 3 OF 3

