

CC&R Pike Place Development Phase 2 Lots 10-21 Recorded

Declaration of Covenant, Conditions, and Restrictions
For Pike Place, Phase 2, Lots 10-21

WHEREAS, there exists on Pike Place Phase 2 Lots 10-21 that certain 20 foot "Private Access Easement" and 30 foot "Natural Riparian Buffer", more particularly described and shown on the printed recorded plat attached hereto as Exhibit A and,

WHEREAS, Grantor desires to impress upon the said properties certain covenants, conditions, right of way and the use, access and maintenance which shall inure to the benefit of and binding upon the successors and assigns of grantor.

THEREFORE, the undersigned Trey Shipley Development does hereby impress the above described properties the following covenants, conditions, right of way and the use, access, maintenance and restrictions which shall hereafter be Covenants, Conditions and Restrictions which run with the land and shall inure to the benefit of and be binding upon the grantee, successors, and assigns of each of said separate lots (10-21).

1. The private access easement shown on "Exhibit A", the printed and recorded plat, shall be a perpetual easement in favor of the successors in title of Grantor for ingress and egress to and from said properties.
2. The successors in title to each lot (10-21) shall not place any form of obstruction or restrict the use of any portion of the said private access easement and no buildings or improvements may be erected upon said private access easement.
3. The private access easement shall be maintained in a serviceable, neat and acceptable manner and in a manner so that the overall appearance of said private access easement be uniform. Each of the Grantors, successors in title, to any of the Lots (10-21) shall be charged equally with the repair and maintenance there of and shall cooperate with each other in the performance of routine and necessary repairs of said private access easement.
4. The natural riparian buffer shall be maintained in a neat and acceptable manner and in a manner so that the overall appearance of said natural riparian buffer be uniform. The natural riparian buffer shall not have buildings or improvements erected upon, or place any form of obstruction onto. Said natural riparian buffer is only to be maintained.
5. In the event of a formal HOA institution, which would only include Lots 10-21, this document may be superseded by the inclusion of a similar agreement.
6. This document may be modified with the approval of ALL Lot (10-21) owners.

Book Page: P3 124/66
Instrument: 2022051200268
Recorded by MW on 05/01/2022 at 13:24 EST
Tax Map # 041G C 001 thru 013
Pike Place Phase 2 Lots 9-21

The 20 foot Private Access Easement and 30 foot Natural Riparian Buffer shown hereon is to serve as common easement for ingress - egress to and from only Lots 10-21.

Grantor: _____
Trey Shipley Development Date

Buyer: _____
Date

Buyer: _____
Date

Exhibit A.

I hereby certify that I am the owner in fee simple of this property and the boundary shown on this plan of subdivision.
Albert G. Gentry III
11868 Walker Road
Dayton, TN 37373
(423) 250-7035

I hereby certify that I have surveyed the property shown hereon. That this is correct and that the ratio of precision of the underlying survey exceeds 1" per 10,000' as shown hereon. This is a Class 1 Survey.
Gomp Engineering Group
1961 Northpoint Blvd., Suite 120
Dayton, TN 37520
423-847-9100 Office
423-847-9185 Fax

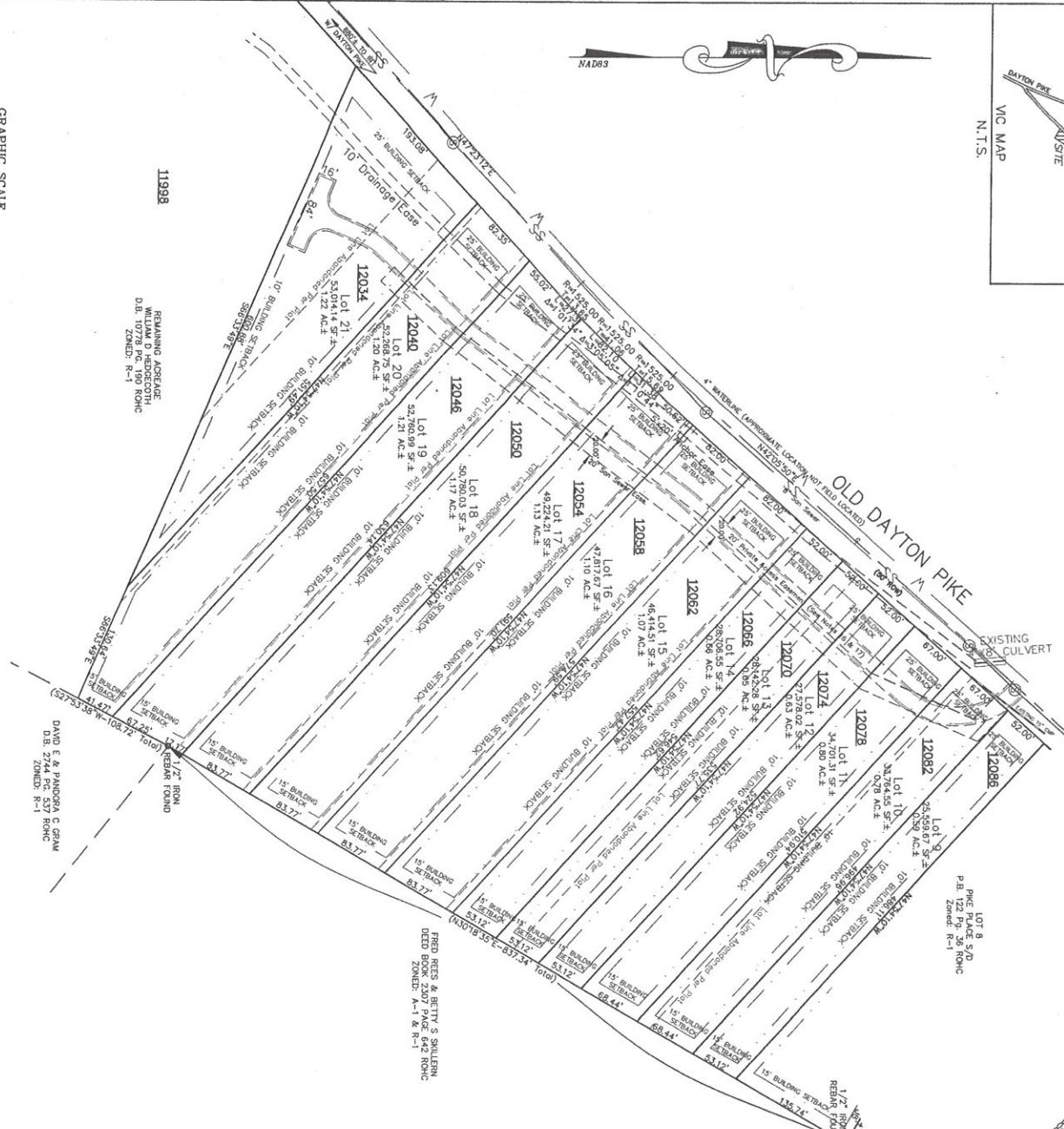
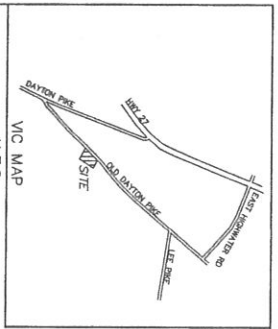


APPROVED FOR RECORDING
DATE: 05/04/22
BY: [Signature]
PLANNING DEPT.
DATE: 05/04/22
BY: [Signature]

RECORDED PLAT DOES NOT
TRANSFER PROPERTY OWNERSHIP
DEED MUST BE RECORDED

P3 124 / 86

GENERAL NOTES:
1. Zoned: R-1
2. This plat is developed in accordance to the design standards of the City of Soddy-Daisy.
3. This plat includes Deed Book 2007 Page 642 RHC.
4. Area Calculated: 13.14 Acres ±
5. Water Supply: Bypass Utility District
6. Tax Map Status: C001 thru 013
7. Easement shown are available by grantee fee per NCHMHA.
8. Local Government does not carry fire, water or utility connections nor maintain.
9. The City of Soddy-Daisy is not responsible to construct or maintain utility easements or drainage easements.
10. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water into the waterway.
11. The plat is subject to all applicable laws, rules and regulations of the State of Tennessee.
12. The plat is subject to all applicable laws, rules and regulations of the City of Soddy-Daisy.
13. The plat is subject to all applicable laws, rules and regulations of the Hamilton County.
14. The plat is subject to all applicable laws, rules and regulations of the State of Tennessee.
15. Unless otherwise noted, all property corners to be set by deed.
16. The City of Soddy-Daisy is not responsible for the maintenance of any drainage easement, private road, or access easement.
17. The '20' private access easement shown hereon is to serve as a common drive to ingress/egress to and from Lot 9-21.
18. Purpose of Plat: To Reveal lot lines and add 20' Private Access Easement and 20' Side Sliver Easement.



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PIKE PLACE PHASE 2
LOTS 9-21

FINAL PLAT



Table with project details including date, scale, and contact information for SODDY-DAISY, HAMILTON COUNTY, TENNESSEE.

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