



LINE	BEARING	DISTANCE
L1	S 82°02'32" E	54.00
L2	S 81°26'17" W	190.07
L3	S 76°53'26" E	180.74
L4	S 76°53'26" E	174.98
L5	S 76°53'26" E	54.78
L6	S 76°53'26" E	172.70
L7	S 76°53'26" E	162.66
L8	S 76°53'26" E	191.79
L9	N 80°32'28" E	228.93
L10	N 80°32'28" E	248.39
L11	N 80°32'28" E	188.53
L12	N 80°32'28" E	57.23
L13	N 80°32'28" E	57.23
L14	N 07°57'28" E	55.69
L15	N 07°57'28" E	40.36
L16	N 07°57'28" E	52.65
L17	N 07°57'28" E	59.74
L18	N 07°57'28" E	59.74
L19	N 07°57'28" E	59.74
L20	N 07°57'28" E	59.74

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BPG
C1	51°27'17"	11599.16	1053.67	1053.31	527.20	N 84°04'30" E
C2	27°26'26"	609.41	291.66	288.08	148.79	N 85°58'42" W
C3	1°07'35"	11405.16	224.22	224.21	112.11	S 07°53'32" W
C4	0°01'13"	11599.16	4.09	4.09	2.04	N 86°40'02" E
C5	0°42'18"	11599.16	142.71	142.71	71.36	N 81°49'30" E
C6	0°49'48"	11599.16	168.01	168.01	84.00	N 82°35'33" E
C7	0°52'39"	11599.16	177.67	177.67	88.84	N 83°26'46" E
C8	0°56'12"	11599.16	186.63	186.63	92.82	N 84°12'55" E
C9	0°59'24"	11599.16	186.93	186.93	93.47	N 86°11'43" E
C10	1°53'21"	609.41	165.25	164.74	83.13	S 87°04'10" W
C11	1°53'21"	609.41	165.25	164.74	83.13	S 87°04'10" W
C12	11°54'15"	609.41	126.61	126.39	63.54	N 79°12'56" W

RESTRICTIVE COVENANTS

- ALL LOTS SHALL BE USED FOR SINGLE FAMILY RESIDENTIAL PURPOSES.
- A MINIMUM OF 2,100 SQUARE FEET OF HEATED SPACE SHALL BE REQUIRED FOR RESIDENTIAL DWELLING. THIS SPACE DOES NOT INCLUDE ANY HEATED PORCHES, BREZZEWAYS, GARAGES OR OTHER AREAS NOT NORMALLY CONSIDERED AS PART OF THE LIVING AREA. A VARIATION OF 10% SHALL NOT BE CONSIDERED A VIOLATION OF THIS COVENANT.
- BUILDING SET BACK LINES ALONG PLEASANT RIDGE ROAD SHALL BE A MINIMUM OF 100 FEET FROM PROPOSED RIGHT-OF-WAY LINE OF PLEASANT RIDGE ROAD (114 FEET WIDE, 57 FEET FROM PROPOSED CENTER LINE) FOR LOTS 1 THRU 9. BUILDING SET BACK LINES ALONG DONNELL ROAD SHALL BE 60 FEET FROM PROPOSED RIGHT-OF-WAY LINE OF DONNELL ROAD (114 FEET WIDE, 57 FEET FROM EXISTING CENTER LINE) FOR LOT 1 ONLY.
- RECREATIONAL VEHICLES, CAMPER, BOATS, TRAILERS AND PORTABLE SHEDS MUST BE KEPT IN THE REAR YARD OF EACH LOT.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO NEIGHBORHOOD.
- NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, MODULAR HOMES, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER BUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARY OR PERMANENTLY.
- NO ANIMAL, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BREED OR KEPT ON ANY LOT FOR ANY COMMERCIAL PURPOSE.
- NEITHER HOGS, PIGS, OR ANY SPECIE OF SWINE SHALL BE MAINTAINED OR KEPT ANYWHERE WITHIN THE BOUNDARIES OR ANY LOT IN THIS SUBDIVISION.
- NO GARAGE SHALL OPEN TO STREET.
- THERE SHALL BE CONCRETE HEADWALLS ON BOTH SIDES OF THE DRIVEWAYS @ EACH END OF DRAINAGE PIPES FOR EACH LOT ALONG THE PLEASANT RIDGE ROAD.
- THERE IS EXISTING WATER LINE ALONG THE SOUTH SIDE OF PLEASANT RIDGE ROAD (AS SHOWN ON PLAT). WATER CONNECTION FOR EACH LOT SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER.
- ELECTRICAL CONNECTION FOR EACH LOT ALONG PLEASANT RIDGE ROAD WILL BE THE RESPONSIBILITY OF THE OWNER OF EACH LOT.
- LOT (1) SHALL HAVE ONE CURB CUT (ACCESS) TO DONNELL ROAD AND IS NOT PERMITTED TO BE SUBDIVIDED TO SMALLER LOTS WITH ADDITIONAL ACCESS ALONG DONNELL ROAD.
- FUTURE RIGHT OF WAY FOR DONNELL ROAD = 114';
- FUTURE RIGHT OF WAY FOR PLEASANT RIDGE=114';

DONNELL FARM SUBDIVISION  
UNRECORDED  
TOTAL AREA=40.6307 ACRES  
DEVELOPED BY:  
TRIMARK INC.

2904 HICKORY HILL ROAD  
MEMPHIS, TENNESSEE 38115  
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