

THIS SPECIFICATION SHALL BE KEPT AND MAINTAINED AS "PREFERSOR RECORDS" SECTION THREE" TO THE CITY OF MEMPHIS, JONSONS COURT, MEMPHIS. ALL STREET, ALLEYS, AND PUBLIC OPEN SPACES SHOWN AND NOT NEARLY INDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

PROOF PLANNING THE MAIN LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAN. HEREON UNDER LINES AND PROPERTY LINE OF THE STREET SHALL BE SET OUT ON MATTERING NO UNLAWFUL OR UNLAWFUL. THE PLANS OF GRADING SHOWN ON THIS PLAN AND VARIOUS TRAILWAYS AND UTILITY EXPOSURE ARE HEREBY FOR THE USE OF THE CITY OF MEMPHIS. THE CITY OF MEMPHIS SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF ALL SUCH TRAILWAYS AND UTILITY EXPOSURE. THE CITY OF MEMPHIS SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF ALL SUCH TRAILWAYS AND UTILITY EXPOSURE. THE CITY OF MEMPHIS SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF ALL SUCH TRAILWAYS AND UTILITY EXPOSURE.

1. NO LOT SHALL BE USED EXCEPT FOR THE PURPOSES AND NO RESIDENTIAL BUILDING SHALL BE CONSTRUCTED OR MAINTAINED ON ANY LOT OTHER THAN THE SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE FOR NOT LESS THAN 2 CARS ON WHOLE SALES DOES NOT EXCEED 100 SQUARE FEET AND THE PERMITTED PROPOSED BUILDING SHALL NOT HAVE MORE THAN TWO STORIES OR MORE.

2. NO DWELLING SHALL BE PERMITTED ON ANY LOT UNLESS THE GRADING PLANS AND THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 100 SQUARE FEET FOR A ONE-STORY AND ALL TWO-STORY AND THREE-STORY DWELLINGS SHALL HAVE A MINIMUM OF 300 SQUARE FEET OF LIVING AREA. ALL DWELLINGS AND STRUCTURES ARE SUBJECT TO THE FOLLOWING CONSTRUCTION SPECIFICATIONS:

1. ANCHORING IRONING SHALL NOT BE PERMITTED ON THE VERTICAL POSITION OF ANY STRUCTURE.
2. THE USE OF VERTICAL IRONING SHALL NOT BE PERMITTED NEAR THE SECOND FLOOR LINE ABOVE THE OTHER SIDE FROM OF ANY BUILDING.
3. NO WALLING SHALL BE SELECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE BUILDING CONSTRUCTION PLAN, SPECIFICATIONS AND PLAT PLAN HAVE BEEN APPROVED BY THE CITY OF MEMPHIS. THE CITY OF MEMPHIS SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF ALL SUCH TRAILWAYS AND UTILITY EXPOSURE. THE CITY OF MEMPHIS SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF ALL SUCH TRAILWAYS AND UTILITY EXPOSURE.
4. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE RECORDED PLAN. NO BUILDING SHALL BE LOCATED NEARER THAN 7.5 FEET TO AN ADJACENT LOT LINE AND NO BUILDING SHALL BE LOCATED ON ANY INTERIOR LOT NEARER THAN 20 FEET TO THE REAR LOT LINE. FOR THE PURPOSE OF THIS ORDINANCE, LINES, STAIRS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING FOOTPRINT. HOWEVER, STAIRS SHALL NOT BE CONSIDERED TO PRODUCE ANY PORTION OF A BUILDING TO BROADEN THE FRONT LOT.
5. NO WORKING OR OPERATIVE ACTIVITY SHALL BE CARRIED ON BY ANY LOT, WORK SHALL BEING BY DOWN THROUGH WHICH MAY BECOME AN OBSTACLE TO TRAFFIC ON THE INTERSECTION, TRAILWAYS, YARDS, AND SIDEWALK IMPROVEMENT SHALL NOT BE LEFT ON GROUND IN THE FRONT OR SIDE YARD.
6. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILERS, MACHINERY, TENT, SHACK, GARAGE, OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
7. NO DOWNSPOUT SHALL BE CONNECTED TO OR CHANGED TO DISCHARGE SAID WATER INTO ANY SANITARY SEWER.

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10-11-94 3rd Revised Union of Plat Committee
(Lot 102 only) see Misc 67 Page 781.

APPROVED BY THE BOARD OF PUBLIC WORKS AT A MEETING HELD ON THE 19th DAY OF APRIL, 1971.

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