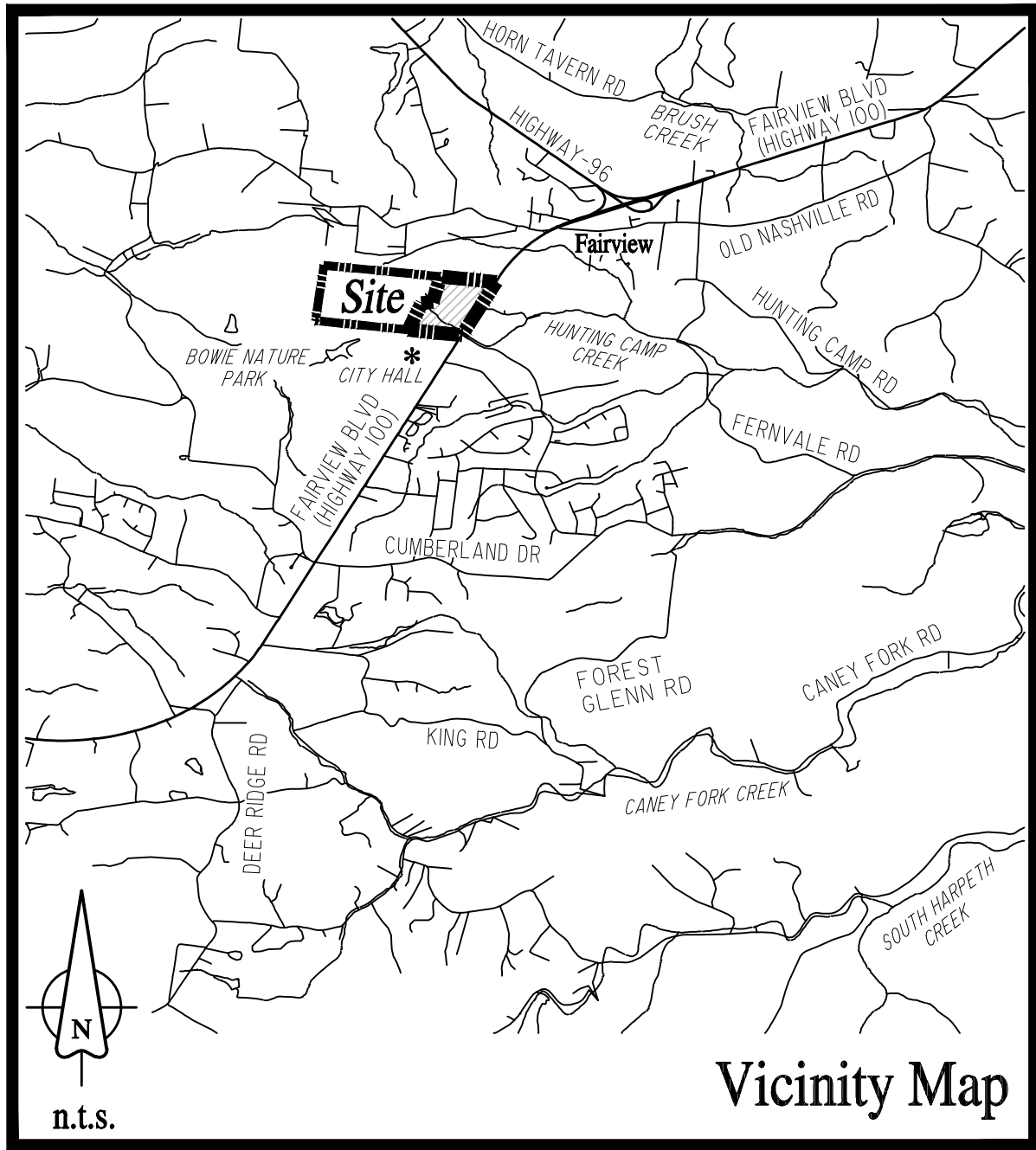


Curve Table						
CURVE No.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	014°30'26"	273.50'	69.25'	34.81'	69.06'	N22°27'36"E
C2	090°00'00"	42.00'	65.97'	42.00'	59.40'	S74°42'49"W
C3	075°29'34"	25.00'	32.94'	19.35'	30.61'	S22°32'24"E
C4	090°00'00"	42.00'	65.97'	42.00'	59.40'	N15°17'11"W
C5	022°43'56"	273.50'	108.51'	54.98'	107.80'	S71°39'09"E
C6	021°16'09"	259.00'	96.14'	48.63'	95.59'	N72°23'03"W
C7	049°27'51"	25.00'	21.58'	11.52'	20.92'	S86°28'54"E
C8	090°00'00"	25.00'	39.27'	25.00'	35.36'	N16°44'59"W
C9	021°16'09"	185.00'	68.67'	34.74'	68.28'	N72°23'03"W
C10	067°16'04"	25.00'	29.35'	16.63'	27.69'	S63°20'51"W
C11	090°00'00"	42.00'	65.97'	42.00'	59.40'	N74°42'49"E
C12	090°00'00"	42.00'	65.97'	42.00'	59.40'	S15°17'11"E
C13	090°00'00"	25.00'	39.27'	25.00'	35.36'	N15°17'11"W
C14	008°51'37"	273.00'	42.22'	2115'	42.18'	N34°08'38"E
C15	008°51'37"	347.00'	53.66'	26.88'	53.61'	N34°08'38"E
C16	008°30'00"	347.00'	51.48'	25.79'	51.43'	S34°19'26"W
C17	008°30'00"	273.00'	40.50'	20.29'	40.46'	S34°19'26"W
C18	075°00'00"	25.00'	32.72'	19.18'	30.44'	N67°34'26"E
C19	105°00'00"	25.00'	45.81'	32.58'	39.67'	S22°25'34"E
C20	007°47'47"	270.00'	36.74'	18.40'	36.71'	N78°49'27"W
C21	007°47'47"	332.00'	45.18'	22.62'	45.14'	N78°49'27"W
C22	018°43'58"	332.00'	108.55'	54.76'	108.06'	S73°21'22"E
C23	018°55'16"	270.00'	89.16'	44.99'	88.76'	S73°15'42"E
C24	043°29'39"	52.00'	39.47'	20.74'	38.53'	S29°01'29"W
C25	020°43'38"	28.00'	10.13'	5.12'	10.07'	S17°38'28"W
C26	098°02'32"	12.00'	20.53'	13.81'	18.12'	S77°01'33"W
C27	028°46'10"	39.00'	19.58'	10.00'	19.38'	S68°20'16"E
C28	133°29'39"	7.00'	16.31'	16.29'	12.86'	S15°56'31"E
C29	068°56'30"	25.00'	30.08'	17.16'	28.30'	S85°14'34"W
C30	068°56'30"	49.00'	58.96'	33.64'	55.47'	S85°14'34"W
C31	090°00'00"	52.00'	81.68'	52.00'	73.54'	N15°17'11"W
C32	090°00'00"	28.00'	43.98'	28.00'	39.60'	N15°17'11"W
C33	014°38'23"	88.00'	22.48'	11.30'	22.42'	S22°23'38"W
C34	085°30'41"	13.00'	19.40'	12.02'	17.65'	N72°28'09"E
C35	079°50'57"	12.00'	16.72'	10.04'	15.40'	N24°51'02"W
C36	017°56'50"	62.00'	19.42'	9.79'	19.34'	N73°44'55"W
C37	017°56'50"	38.00'	11.90'	6.00'	11.85'	N73°44'55"W
C40	022°00'41"	25.00'	9.60'	4.86'	9.55'	N63°55'13"W
C41	082°59'19"	25.00'	36.21'	22.11'	33.13'	N1°25'13"W
C42	090°00'00"	25.00'	39.27'	25.00'	35.36'	N74°42'49"E

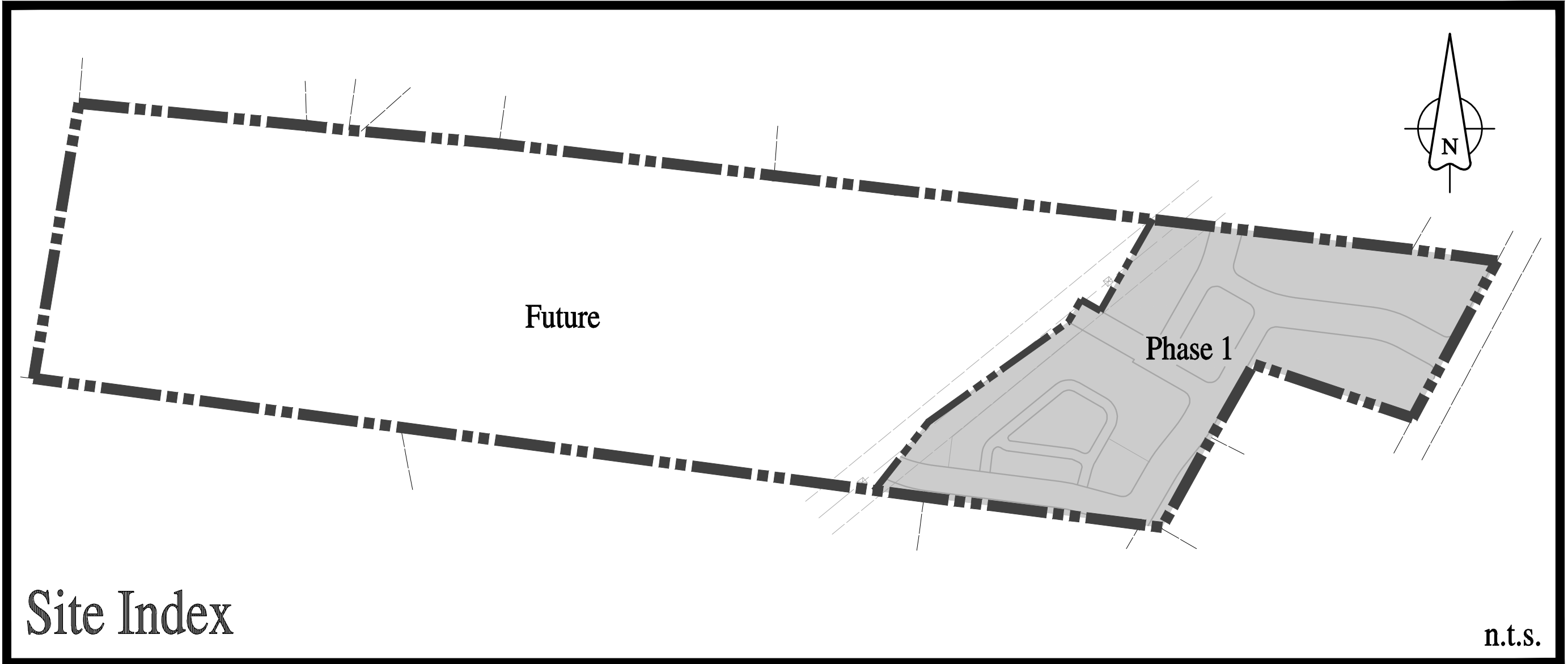
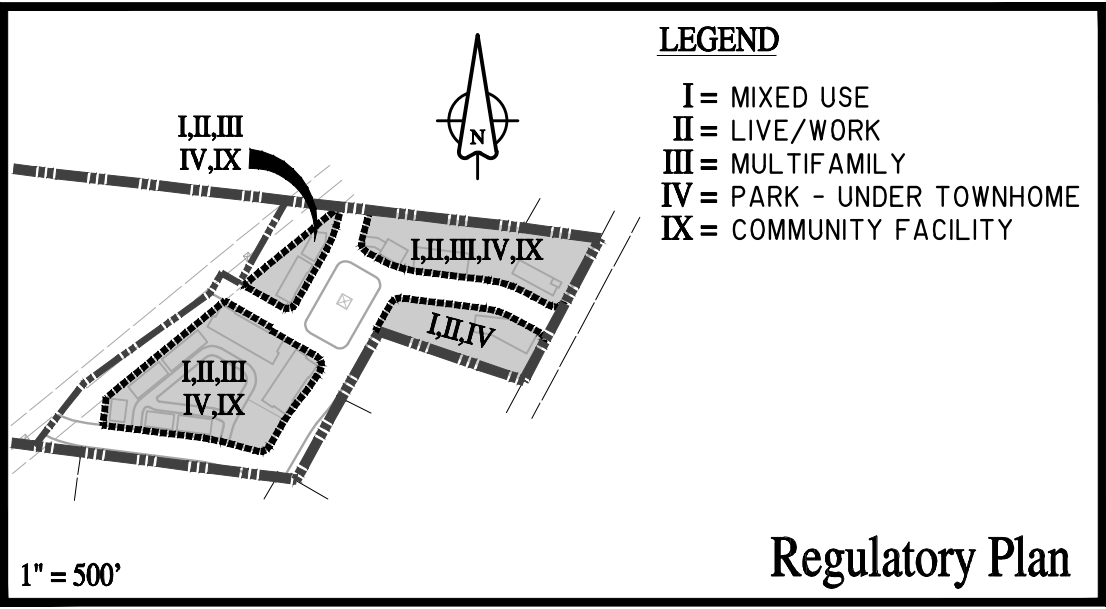
Parcel Table			
LOT No.	SQ. FT.	ACRES	
1	32,331	0.742	
2	41,607	0.955	
3	28,602	0.657	
4	15,421	0.354	
5	41,042	0.942	
6	45,080	1.035	
7	1,627	0.037	
8	896	0.021	
9	896	0.021	
10	896	0.021	
11	1,443	0.033	
12	1,443	0.033	
13	896	0.021	
14	898	0.021	
15	1,778	0.041	
16	2,621	0.060	
17	1,201	0.028	
18	1,935	0.044	
19	1,707	0.039	
20	944	0.022	
21	944	0.022	
22	944	0.022	
23	944	0.022	
24	1,475	0.034	
25	1,475	0.034	
26	944	0.022	
27	944	0.022	
28	944	0.022	
29	944	0.022	
30	946	0.022	
31	1,597	0.037	

Address Table	
LOT No.	ADDRESS
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-
9	-
10	-
11	-
12	-
13	-
14	-
15	-
16	-
17	-
18	-
19	-
20	-
21	-
22	-
23	-
24	-
25	-
26	-
27	-
28	-
29	-
30	-
31	-



- Building Type I :**
MINIMUM LOT AREA: NONE
MINIMUM LOT WIDTH AT FRONT SETBACK: NONE
MINIMUM LOT DEPTH: NONE
FRONT BUILD-TO LINE: 50% OF FRONTAGE OF BUILDING WITHIN 15 FT OF PROPERTY LINE
MINIMUM SIDE YARD SETBACK: NONE
MINIMUM REAR YARD SETBACK: NONE
MAXIMUM HEIGHT: 45 FT (3 STORIES)
OFF STREET PARKING: PER MSMU ZONING
- Building Type II :**
MINIMUM LOT AREA: NONE
MINIMUM LOT WIDTH AT FRONT SETBACK: NONE
MINIMUM LOT DEPTH: NONE
FRONT BUILD-TO LINE: 50% OF FRONTAGE OF BUILDING WITHIN 15 FT OF PROPERTY LINE
MINIMUM SIDE YARD SETBACK: NONE
MINIMUM REAR YARD SETBACK: NONE
MAXIMUM HEIGHT: 45 FT (3 STORIES)
OFF STREET PARKING: 2 PARKING SPACES PER DWELLING UNIT.
- Building Type III :**
MINIMUM LOT AREA: NONE
MINIMUM LOT WIDTH AT FRONT SETBACK: NONE
MINIMUM LOT DEPTH: NONE
FRONT BUILD-TO LINE: 50% OF FRONTAGE OF BUILDING WITHIN 15 FT OF PROPERTY LINE
MINIMUM SIDE YARD SETBACK: NONE
MINIMUM REAR YARD SETBACK: NONE
MAXIMUM HEIGHT: 45 FT (3 STORIES)
OFF STREET PARKING: 4 PARKING SPACES PER 1 BEDROOM UNIT
2 SPACES FOR 2+ BEDROOM UNITS

- Building Type IV :**
MAXIMUM UNITS PER BUILDING: 7
MINIMUM LOT AREA: 800 SQ. FT.
MINIMUM LOT WIDTH AT FRONT SETBACK: 16 FT
MINIMUM LOT DEPTH: 45 FT
FRONT BUILD-TO LINE: 0 - 15 FT
MINIMUM SIDE YARD SETBACK: NONE
MINIMUM REAR YARD SETBACK: 5 FT
MAXIMUM HEIGHT: 45 FT (3 STORIES)
OFF STREET PARKING: 2 PARKING SPACES PER UNIT
- Building Type IX :**
MINIMUM LOT AREA: NONE
MINIMUM LOT WIDTH AT FRONT SETBACK: NONE
MINIMUM LOT DEPTH: NONE
FRONT BUILD-TO LINE: BUILDINGS BUILT TO THE FRONT PROPERTY LINE ARE STRONGLY ENCOURAGED. FRONT BUILDINGS WALL SHALL BE LOCATED NO MORE THAN 15 FT FROM THE FRONT PROPERTY LINE
MINIMUM SIDE YARD SETBACK: NONE
MINIMUM REAR YARD SETBACK: NONE
MAXIMUM HEIGHT: 45 FT (3 STORIES)
PORCHES: WHERE HOUSES HAVE A COVERED PORCH, THEY SHALL BE A MINIMUM OF 6 FT IN DEPTH
OFF STREET PARKING: TO BE DETERMINED BY SPECIFIC PROGRAM AND USE



Notes

- THE PURPOSE OF THIS PLAT IS TO CREATE 6 MIXED USE LOTS, 25 TOWNHOUSE LOTS, OPEN SPACE AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
- PROPERTY MAP 42, PARCEL 177 IST CIVIL DISTRICT, WILLIAMSON COUNTY, TENN. CITY OF FAIRVIEW
- OWNER: FAIRVIEW TOWN CENTER, LLC 6901 LENOX VILLAGE DRIVE - SUITE 107 NASHVILLE, TN 37211 CONTACT: JOHN BEYER
- DEED REFERENCE: BOOK 9550, PAGE 503 R.O.W.C., TENN.
- DEVELOPER: REGENT DEVELOPMENT, LLC 6901 LENOX VILLAGE DRIVE - SUITE 107 NASHVILLE, TN 37211 CONTACT: JOHN BEYER
- PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC. 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
- EXISTING ZONING: MAIN STREET MIXED USE DISTRICT (MSMU)
- AREA WITHIN PHASE ONE: 12.50 Ac. ±
NUMBER OF TRACTS PHASE ONE: 9
NUMBER OF UNITS PHASE ONE: 76
GROSS DENSITY PHASE I: 6.08 DU./AC.
- TOTAL AREA IN SITE: 52.00 Ac. ±
- THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON F.E.M.A. MAP No. 47187C0135F AND MAP No. 47187C0135F, EFFECTIVE DATE FOR BOTH BEING SEPTEMBER 29, 2006.
- ALL OPEN SPACE AREAS ARE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- ALL OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- USPS CLUSTER BOX UNITS ARE TO BE INSTALLED AS PER USPS GUIDELINES AND CITY OF FAIRVIEW SPECIFICATIONS.
- DETENTION PONDS TO BE FENCED AS REQUIRED BY THE CITY OF FAIRVIEW.
- DETENTION PONDS AND USPS CBU AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING ON THE LOT OR UNDER THE HOUSE, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- THE _____ HOMEOWNERS ASSOCIATION WAS ESTABLISHED IN BK _____ PG _____ ANY SIDEWALKS, COMMON AREAS, AND/OR DETENTION PONDS SHALL BE MAINTAINED BY THE ASSOCIATION.
- THE DRAINAGE EASEMENTS (OR THE DRAINAGE DISCHARGE POINTS) SHOWN HEREON ESTABLISH THE PERPETUAL RIGHT TO DISCHARGE STORM WATER RUNOFF FROM THE HIGHWAY AND SURROUNDING AREA ONTO AND OVER THE AFFECTED PREMISES BY MEANS OF PIPES, CULVERTS, OR DITCHES, OR A COMBINATION THEREOF, TOGETHER WITH THE RIGHT OF THE HOLDER OF FEE TITLE TO THE HIGHWAY, OR HIS AUTHORIZED REPRESENTATIVES, TO ENTER SAID PREMISES FOR PURPOSES OF MAKING SUCH INSTALLATIONS AND DOING SUCH MAINTENANCE WORK AS SAID HOLDER OF FEE TITLE MAY DEEM NECESSARY TO ADEQUATELY DRAIN THE HIGHWAY AND SURROUNDING AREA.

Preliminary
Review Copy

Sheet 1 of 3
Phase One
City Center

CERTIFICATE OF OWNERSHIP AND DEDICATION		CERTIFICATE OF APPROVAL OF ELECTRIC PROVIDER		CERTIFICATE OF ADDRESSES	
I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. 9550, page 503, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations. Owner(s) FAIRVIEW TOWN CENTER, LLC Date		Middle Tennessee Electric Membership Corporation Date		IT Department Date	
I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. 769, page 772, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations. Owner(s) CITY OF FAIRVIEW Date		CERTIFICATE OF APPROVAL OF WATER SYSTEM	CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING
I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled : PHASE ONE, CITY CENTER has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation. Date : _____ , _____		I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled : PHASE ONE, CITY CENTER has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation. Date : _____ , _____		Date _____ Registered Land Surveyor No. _____	Date _____ City Engineer _____
				CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES	CERTIFICATE OF APPROVAL FOR RECORDING
				Street Names approved by Williamson County Emergency Communications. Authorized Approving Agent _____ Date _____	I Herby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Fairview, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register. Secretary, City of Fairview Planning Commission _____ Chairman, City of Fairview Planning Commission _____
FINAL SUBDIVISION PLAT					
CITY of FAIRVIEW PLANNING COMMISSION					
TOTAL ACRES 12.500±		TOTAL LOTS 9			
ACRES ROADWAY 3.923±		ACRES OPEN SPACE 3.174±			
OWNER FAIRVIEW TOWN CENTER, LLC		ZONING MSMU			
SURVEYOR ANDERSON, DELK, EPPS & ASSOC.		DATE AUGUST 22, 2025			
SCALE: AS SHOWN		0 25 50 100 150			

Sheet 1 of 3 for Notes, Details, Lot Data, Curve Data and Addresses

Line Table		
Line #	Length	Direction
L1	69.25'	N07° 16' 39"E
L2	171.70'	N50° 46' 18"E
L3	18.29'	N28° 16' 18"E
L4	42.65'	N24° 01' 45"E
L5	27.84'	S60° 17' 11"E
L6	11.33'	S29° 42' 49"W
L7	11.96'	N02° 49' 46"W
L8	30.67'	N29° 42' 49"E
L9	20.00'	S60° 17' 11"E
L10	24.83'	S29° 42' 49"W
L11	18.88'	S02° 49' 46"E
L12	47.35'	S49° 54' 43"E
L13	35.44'	S49° 54' 43"E
L14	79.99'	S23° 35' 30"E
L15	56.51'	S23° 35' 30"E
L16	56.08'	S84° 51' 24"E
L17	67.60'	S84° 51' 24"E
L18	63.00'	S83° 01' 07"E
L20	60.98'	S28° 38' 48"E
L21	65.31'	S28° 38' 48"E
L22	127.28'	S6° 46' 51"E
L23	39.30'	S6° 46' 51"E
L24	29.64'	S6° 46' 51"E
L25	52.21'	S43° 54' 05"E
L26	14.27'	N09° 40' 53"E
L27	20.00'	S80° 19' 07"E
L28	14.27'	S09° 40' 53"W
L29	14.08'	N28° 15' 01"E
L30	20.00'	S6° 44' 59"E

Line Table		
Line #	Length	Direction
L31	14.08'	S28° 15' 01"W
L32	32.85'	N37° 02' 53"E
L33	20.00'	S52° 57' 07"E
L34	25.66'	S37° 02' 53"W
L35	60.31'	N14° 35' 18"E
L36	19.72'	S75° 58' 56"E
L37	9.50'	S65° 01' 05"E
L38	11.09'	S25° 03' 10"W
L39	22.95'	S65° 01' 05"E
L40	68.22'	S27° 17' 56"W
L41	149.06'	N7° 09' 21"W
L42	19.43'	S3° 00' 42"W
L43	49.65'	N43° 02' 36"W
L44	62.60'	N07° 10' 51"E
L45	21.98'	N18° 50' 39"E
L46	55.79'	N43° 02' 36"W
L47	26.07'	S6° 58' 55"W
L48	10.00'	S60° 17' 11"E
L49	21.68'	S60° 17' 11"E
L50	194.75'	S8° 53' 32"E
L51	12.81'	N38° 52' 49"W
L52	11.77'	N44° 14' 21"W
L53	102.62'	N40° 54' 33"W
L54	71.80'	S40° 54' 33"E
L55	5.65'	S6° 16' 25"W
L56	8.30'	S5° 41' 23"E

FAIRVIEW CITY CENTER
FUTURE DEVELOPMENT

MAP 42, PARCEL 177.01
JEN HOLDCO 24 LLC
DEED BOOK 9550, PAGE 514
R.O.W.C. TN

EASEMENT FOR TEMPORARY TURNAROUND
(TO BE ABANDONED UPON EXTENSION OF ROADWAY)

OPEN SPACE I-E
44,400 Sq. Ft.
1.03± Ac.
(ALL OPEN SPACE IS A
PUBLIC UTILITY AND
DRAINAGE EASEMENT)

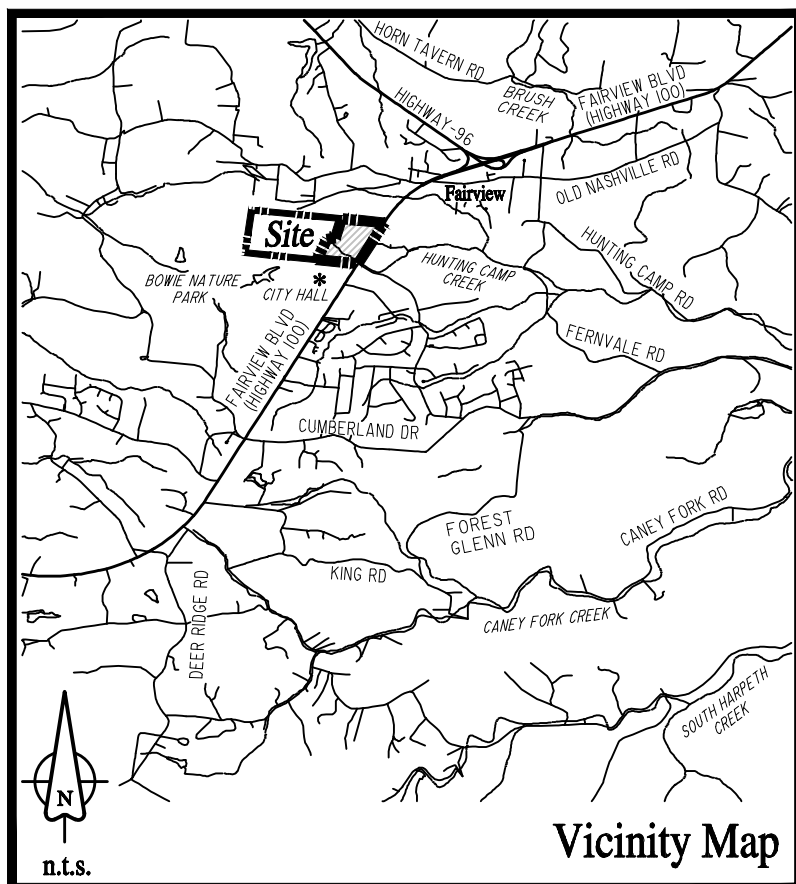
O.S. I-D
20,455 Sq. Ft.
0.470± Ac.
(ALL OPEN SPACE IS A
PUBLIC UTILITY AND
DRAINAGE EASEMENT)

OPEN SPACE I-B
24,855 Sq. Ft.
0.57± Ac.
(ALL OPEN SPACE IS A
PUBLIC UTILITY AND
DRAINAGE EASEMENT)

OPEN SPACE I-A
28,436 Sq. Ft.
0.653± Ac.
(ALL OPEN SPACE IS A
PUBLIC UTILITY AND
DRAINAGE EASEMENT)

OPEN SPACE I-A
28,436 Sq. Ft.
0.653± Ac.
(ALL OPEN SPACE IS A
PUBLIC UTILITY AND
DRAINAGE EASEMENT)

MAP 42, PARCEL 176.00
MARZOUK S, EL-CHARR
DEED BOOK 3759, PAGE 402
R.O.W.C. TN

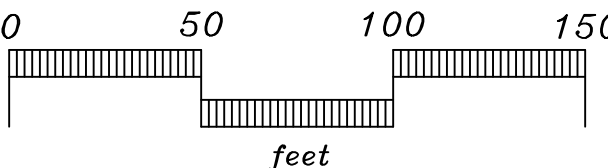


Legend

- FM - SANITARY FORCE MAIN
- W - WATER LINE
- Fire Hydrant
- Utility Pole
- Gas Valve
- Gate Valve
- Sidewalk
- ADA Compliant Handicap Ramp
- Single Curb Inlet (SCI)
- Double Curb Inlet (DCI)
- Triple Curb Inlet (TCI)
- Headwall (HW)
- RCP - REINFORCED CONCRETE PIPE
- RCP - ELLIPTICAL REINFORCED CONCRETE PIPE
- F-F - FACE OF CURB TO FACE OF CURB
- FC - FACE OF CURB
- ROW - RIGHT OF WAY
- P.U.D.E. - PUBLIC UTILITY AND DRAINAGE EASEMENT
- STOP SIGN W/ STREET NAME
- 30'x30' (MUTCD 2B.04)
- 1234 - STREET ADDRESS



Tennessee Coordinate System of 1983



Preliminary
Review Copy

Sheet 2 of 3
Phase One
City Center

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. 9550, page 772, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.

Owner(s)

FAIRVIEW TOWN CENTER, LLC

Date

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. 769, page 772, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.

Owner(s)

CITY OF FAIRVIEW

Date

CERTIFICATE OF APPROVAL OF ELECTRIC PROVIDER

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, by-laws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's requirements.

Middle Tennessee Electric Membership Corporation

Date

CERTIFICATE OF ADDRESSES

I do hereby certify that the addresses denoted on this final plat are those assigned by the Department of Information Technology (IT).

IT Department

Date

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled:

PHASE ONE, CITY CENTER

has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date : _____

Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled:

PHASE ONE, CITY CENTER

has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date : _____

Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby Certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category 1" Land Survey as defined in Title 62, Chapter 16, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1 : 10,000.

Date

Registered Land Surveyor No. _____

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING

I Herby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Fairview, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date

City Engineer

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

Street Names approved by Williamson County Emergency Communications.

Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I Herby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Fairview, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.

Secretary, City of Fairview Planning Commission

Chairman, City of Fairview Planning Commission

FINAL SUBDIVISION PLAT

CITY of FAIRVIEW PLANNING COMMISSION

TOTAL ACRES 12.500± TOTAL LOTS 9

ACRES ROADWAY 3.923± ACRES OPEN SPACE 3.174±

OWNER FAIRVIEW TOWN CENTER, LLC

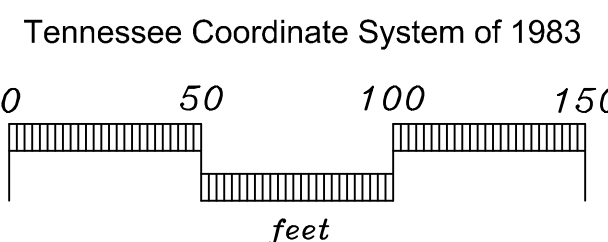
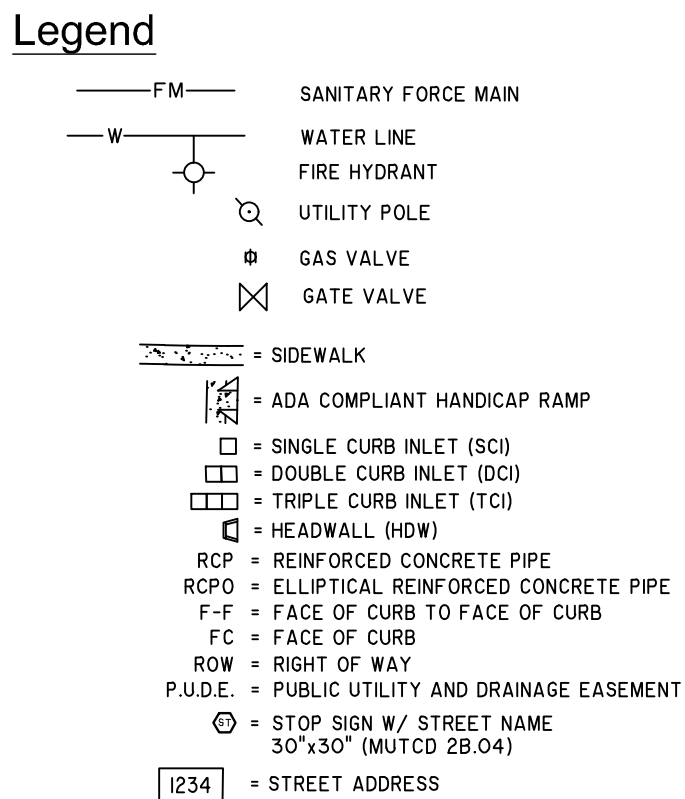
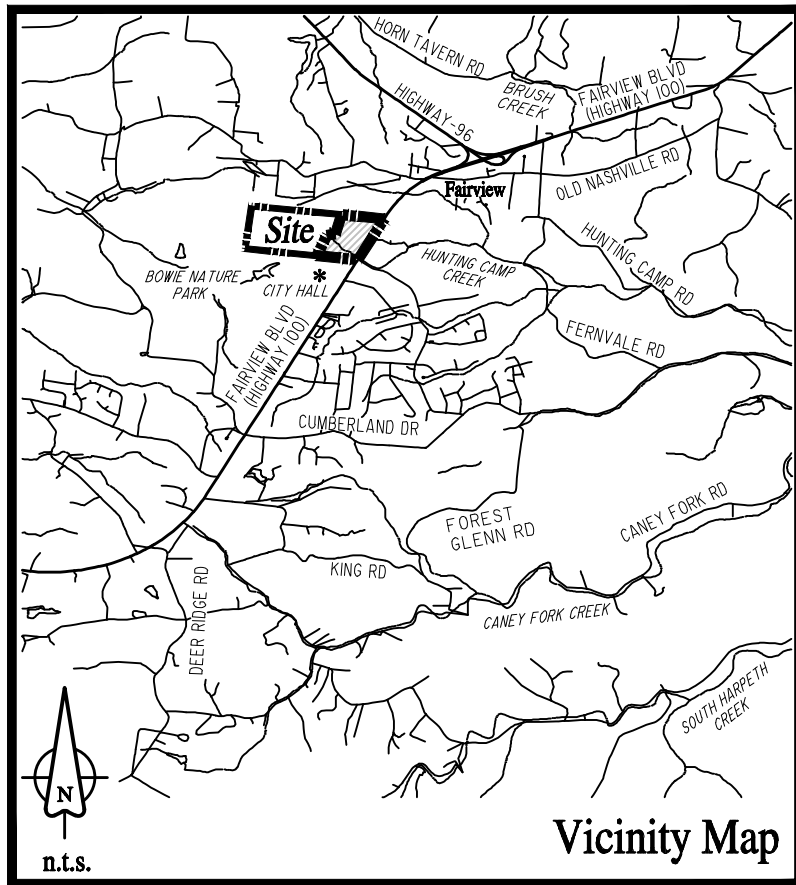
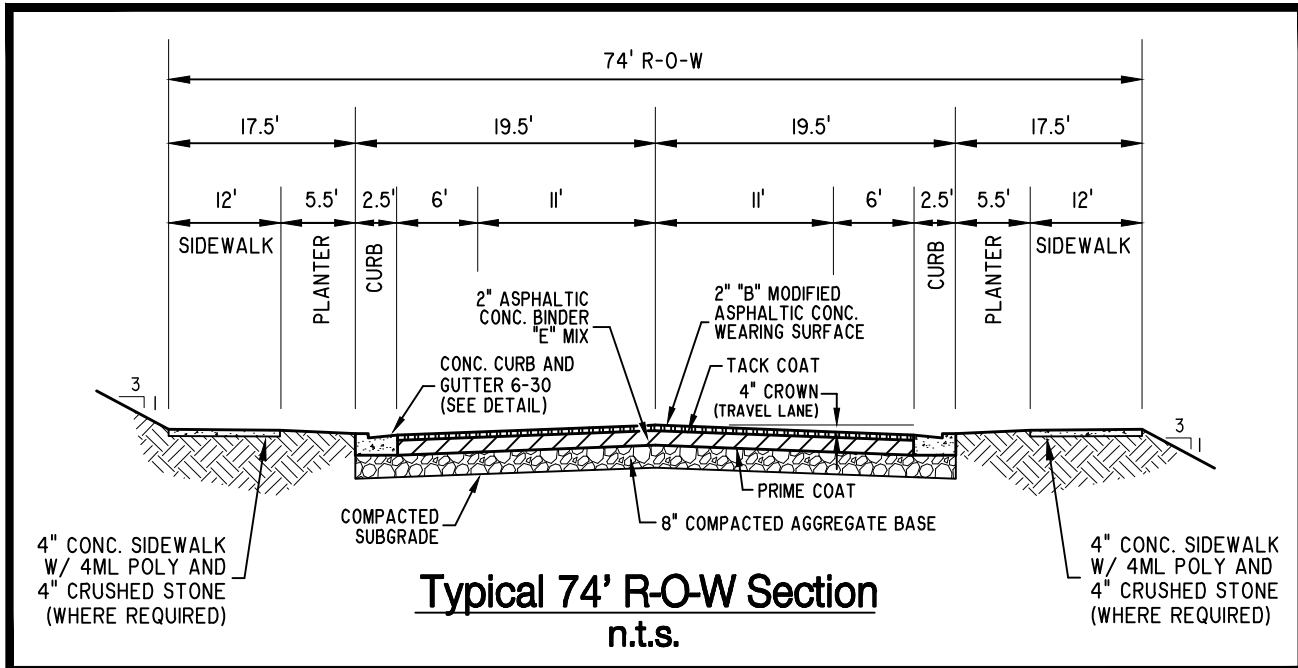
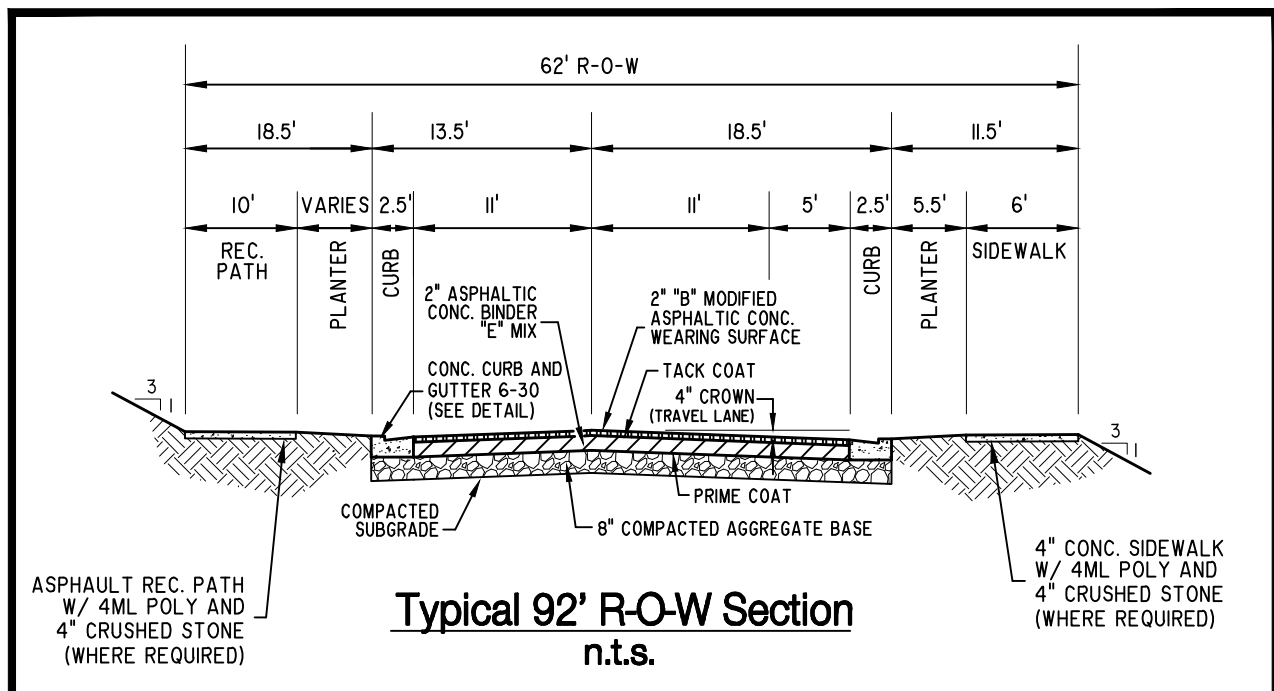
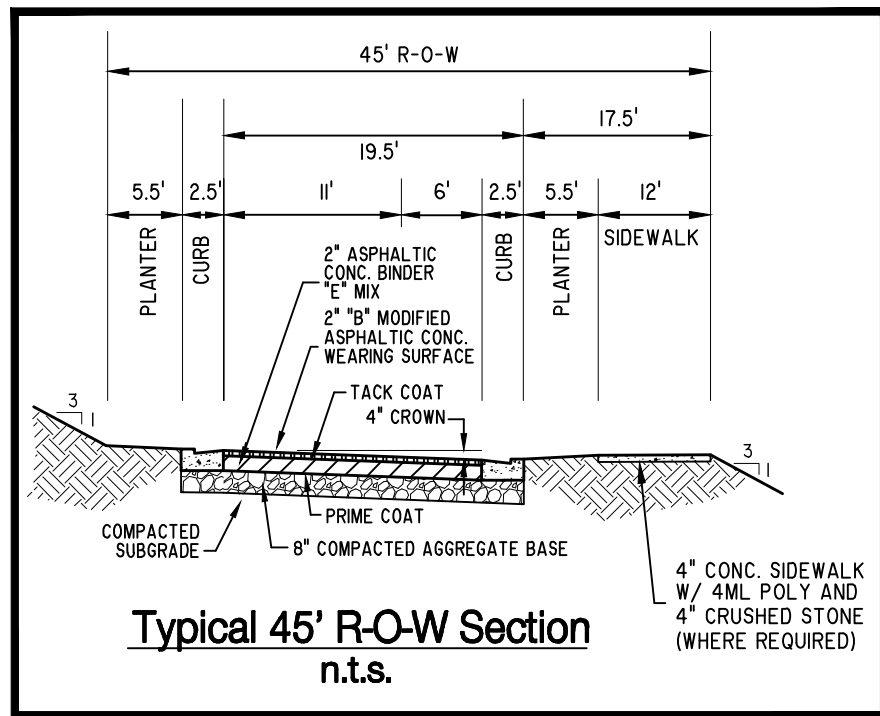
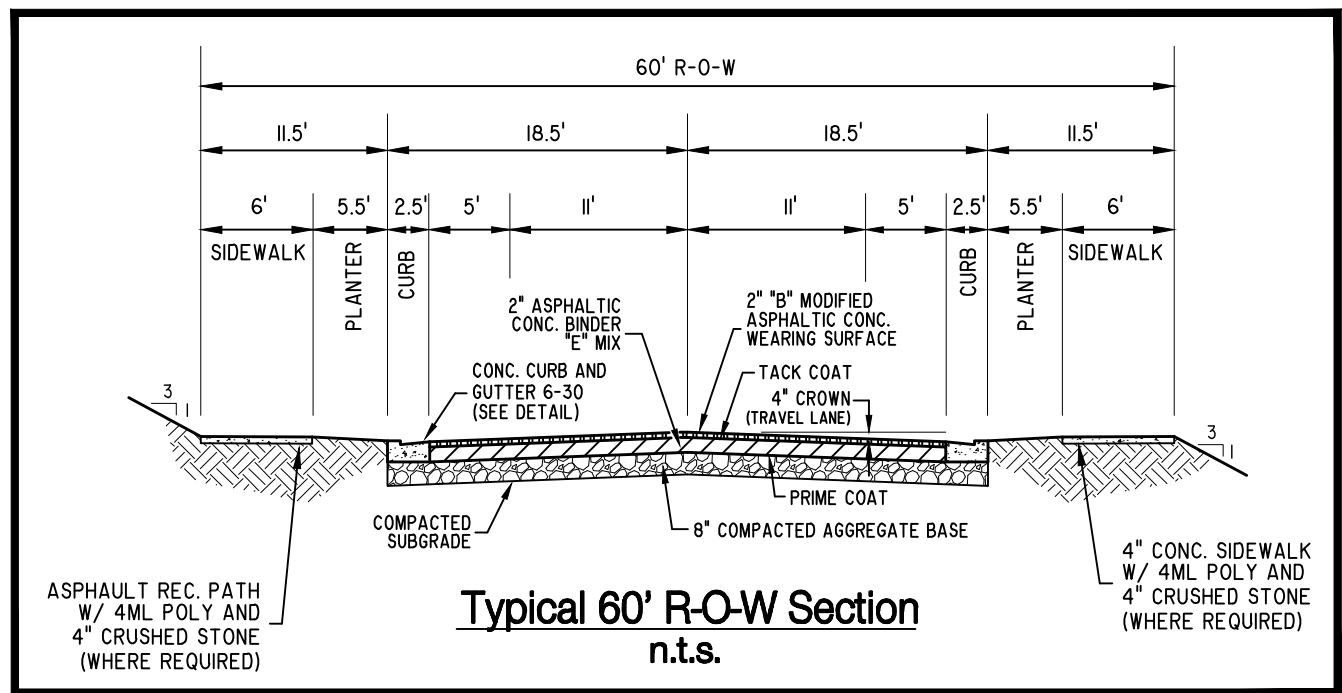
ZONING MSMU

SURVEYOR ANDERSON, DELK, EPPS & ASSOC.

DATE AUGUST 22, 2025

SCALE: AS SHOWN





Sheet 1 of 3 for Notes, Details, Lot Data, Curve Data and Addresses

Preliminary Review Copy

Sheet 3 of 3
Phase One
City Center

CERTIFICATE OF OWNERSHIP AND DEDICATION I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. 9550, page 772, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations. Owner(s) FAIRVIEW TOWN CENTER, LLC Date		CERTIFICATE OF APPROVAL OF ELECTRIC PROVIDER Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, by-laws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's requirements. Middle Tennessee Electric Membership Corporation Date		CERTIFICATE OF ADDRESSES I do hereby certify that the addresses denoted on this final plat are those assigned by the Department of Information Technology (IT). IT Department Date	
CERTIFICATE OF APPROVAL OF WATER SYSTEM I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled : PHASE ONE, CITY CENTER has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation. Date :		CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled : PHASE ONE, CITY CENTER has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation. Date :		CERTIFICATE OF SURVEY ACCURACY I (we) hereby Certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1 : 10,000. Date Registered Land Surveyor No.	
CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING I Herby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Fairview, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Date City Engineer		CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES Street Names approved by Williamson County Emergency Communications. Authorized Approving Agent Date		CERTIFICATE OF APPROVAL FOR RECORDING I Herby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Fairview, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register. Secretary, City of Fairview Planning Commission Chairman, City of Fairview Planning Commission	
FINAL SUBDIVISION PLAT CITY of FAIRVIEW PLANNING COMMISSION TOTAL ACRES 12,500± TOTAL LOTS 9 ACRES ROADWAY 3,923± ACRES OPEN SPACE 3,174± OWNER FAIRVIEW TOWN CENTER, LLC ZONING MSMU SURVEYOR ANDERSON, DELK, EPPS & ASSOC. DATE AUGUST 22, 2025 SCALE: AS SHOWN 0 25 50 100 150					