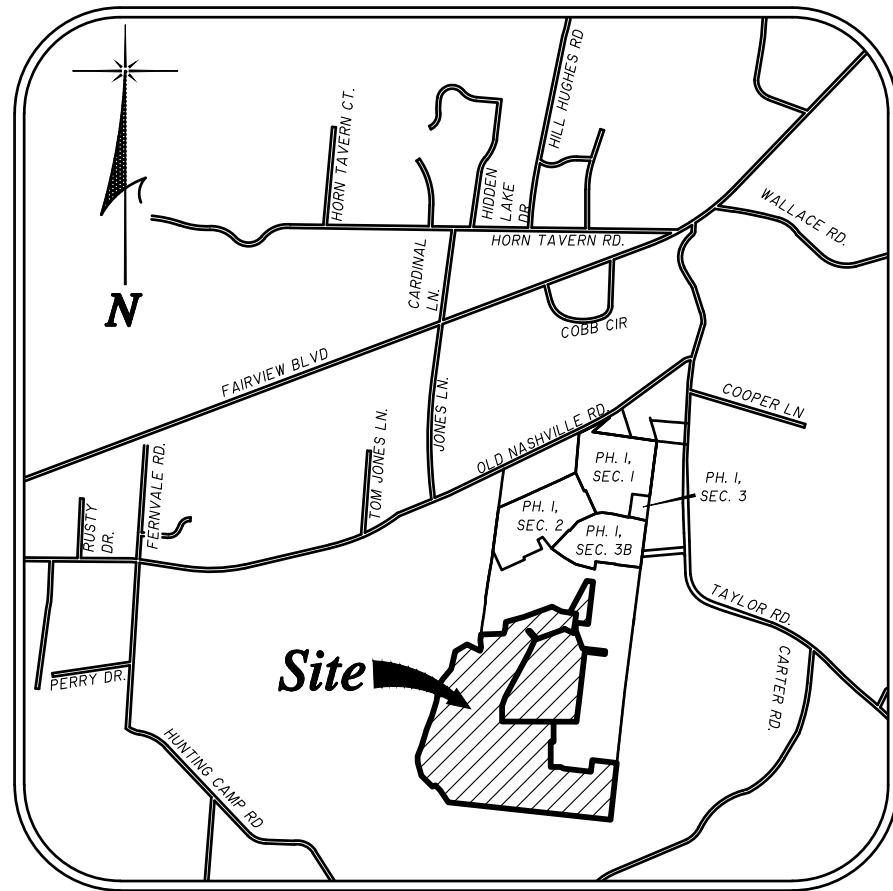




VICINITY MAP
#NOT TO SCALE

SURVEYOR'S NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 43 SINGLE FAMILY LOTS, 7 COMMON SPACE LOTS, EASEMENTS AS SHOWN, ROAD RIGHT-OF-WAY(S), AND RESUBDIVIDE PREVIOUSLY RECORDED OPEN SPACE LOT #1 OF OTTER CREEK SPRINGS PHASE 2 P.B.K 78, PG. 61 (R.O.W.C.,TN).
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES USING TDOT GPS NETWORK NAD83 (NAVOD-88).
- THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON F.E.M.A. FIRM MAP 4787C052F, AND 4787C052F DATED SEPTEMBER 29, 2006.
- MINIMUM BUILDING SETBACK LINES:
FOR STANDARD LOTS: FRONT = 35' SIDE = 15' REAR 20'
UNLESS OTHERWISE SHOWN ON PLAT.
- PROPERTY IS CURRENTLY ZONED R-20
- SITE IS LOCATED ON PROPERTY MAP 42, A PORTION OF PARCEL 78.00 OF WILLIAMSON COUNTY TENNESSEE.
- THIS FINAL PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH. PROPERTY IS SUBJECT TO ANY OR ALL RESTRICTIONS OR EASEMENTS, OF RECORD OR BY PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- 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.
- AS-BUILT SURVEYS, INCLUDING PONDS AND CERTIFICATIONS WILL BE REQUIRED FOR ALL LOTS, PRIOR TO THE RELEASE OF LOTS FOR HOME CONSTRUCTION.

CRITICAL LOT NOTE:

- * ALL RESIDENTIAL LOTS WITHIN PHASE 3 SECTION 2 WILL REQUIRE A CRITICAL LOT PLAN SUBMITTED TO THE CITY OF FAIRVIEW FOR REVIEW IN ACCORDANCE WITH THE CITY OF FAIRVIEW SUBDIVISION REGULATIONS AND ZONING ORDINANCE.

NOTES:

- ALL BLOW OFF VALVE ASSEMBLIES WILL CONTAIN A REVERSE ANCHORED GATE VALVE AND BLOW OFF VALVE.
- BLOW OFF ASSEMBLIES TO BE REMOVED UPON EXTENSION TO FUTURE PHASES.
- ALL LOW PRESSURE SEWER MAINS UNDER PAVEMENT SHALL BE ENCASED IN PVC CARRIER PIPE.
- ALL WATER MAINS UNDER PAVEMENT SHALL BE CLASS 350 DIP.
- VALVES AND TEES AT INTERSECTIONS TO BE INSTALLED OUTSIDE OF CURB AND SIDEWALK.

CONTACTS:

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: (615) 595-4682
CONTACT: JACOB CAIN

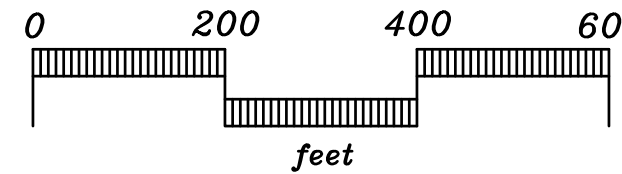
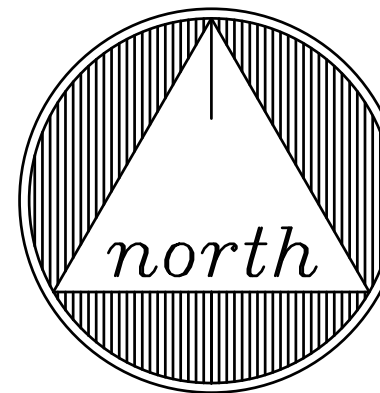
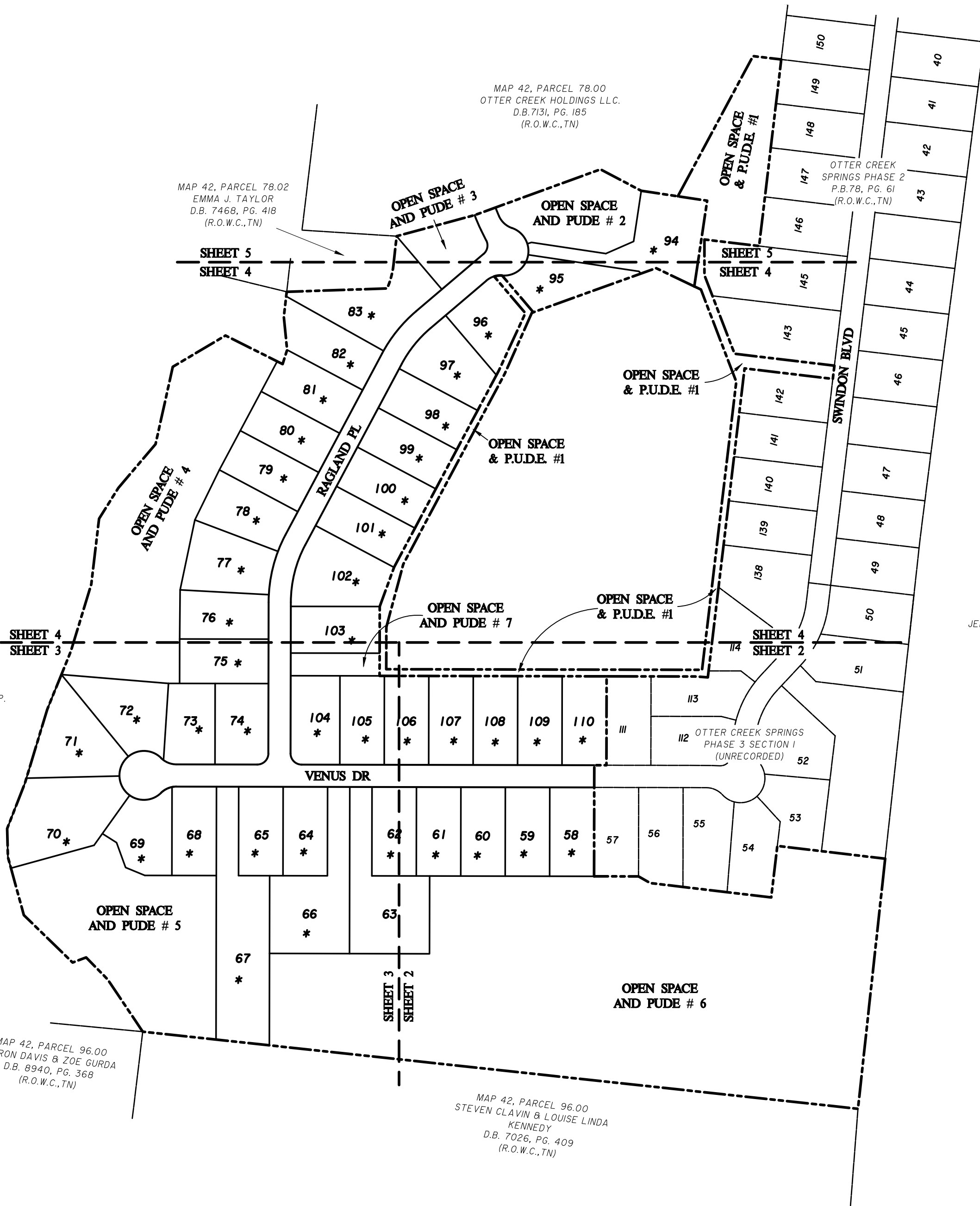
ENGINEER/SURVEYOR:
SITE ENGINEERING CONSULTANTS, INC.
850 MIDDLE TENNESSEE BLVD.
MURFREESBORO, TN 37129
PHONE: (615) 890-7901
CONTACT: JAMIE REED

CITY ENGINEERING:
GRIGGS AND MALONEY INC.
745 S. CHURCH ST.
MURFREESBORO, TN 37130
PHONE: (615) 895-8221
CONTACT: WILL OWEN

WATER AUTHORITY OF DICKSON COUNTY:
101 COWEN RD.
DICKSON, TN 37055
PHONE: 615-441-4188
CONTACT: MICHAEL ROGERS

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- WATER METER
- WATER VALVE
- WATER LINE w/FIRE HYD.
- 2" FORCE MAIN (SEWER SERVICE)
- STREET ADDRESS
- STORM MANHOLE
- HEADWALL
- CURB INLET

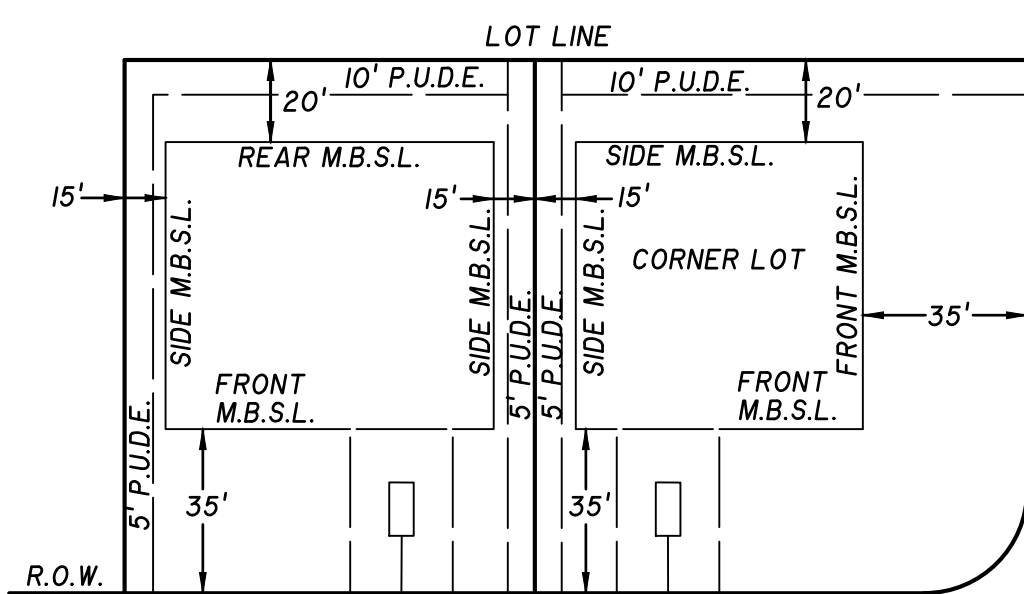


OWNER/DEVELOPER:
OTTER CREEK HOLDINGS, LLC
PO BOX 764
FAIRVIEW, TN 37062
CONTACT: TONY CAVENDER

DEED REFERENCE:
R.B.K 7131, PG. 185
MAP 42, PARCEL 78.00

YARD REQUIREMENTS:
FRONT: 35'
SIDE: 15'
REAR: 20'

LAND USE DATA:
ZONED: RS-20
CITY PARCEL
PHASE 3 SECTION 2: 43 LOTS ON 23.73+ ACRES
PHASE 3 SECTION 2: 7 OPEN SPACE LOTS ON 23.31 +/- ACRES.
RIGHT OF WAY DEDICATION: 3.0528 +/- ACRES.
TOTAL ACRES: 50.10



TYPICAL MINIMUM BUILDING SETBACKS
& SEPTIC TANK EASEMENT DETAIL
N.T.S.

FINAL PLAT

PHASE 3 SECTION 2 OTTER CREEK SPRINGS SUBDIVISION, AND THE RESUBDIVISION OF COMMON AREA # 1 of PHASE 2 OTTER CREEK SPRINGS SUBDIVISION

PROPERTY MAP 42, P/O PARCEL 78.00
1st CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #
16234

DATE: 8-12-25
REV.: 1

FILE:
OtterCreekSprings
Ph3 Sec-2

DRAWN BY:
JWK

SCALE:
1" = 200'

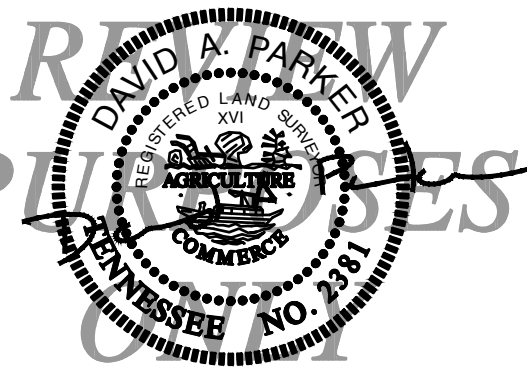
SHEET
1 OF 5

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF FAIRVIEW PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE CITY ENGINEER.

DATE: 8/19/25 BY: *David A. Parker*
SEC INC.
850 MIDDLE TENNESSEE BLVD.
MURFREESBORO, TN 37129
(615) 890-7901

REGISTERED LAND SURVEYOR
DAVID A. PARKER
TENNESSEE R.L.S. #2381
ERROR OF CLOSURE = 1/10,000 +



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 NUMBER 735, PAGE 185, 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.

DATE: _____ OWNER: _____
TITLE: _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "OTTER CREEK SPRINGS PHASE 3 SECTION 2" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. ADDITIONALLY, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 5.5 OF THE FAIRVIEW SUBDIVISION REGULATIONS HAVE BEEN MET.

WATER SYSTEM: WATER AUTHORITY OF DICKSON COUNTY

DATE: _____
NAME & TITLE OF AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "OTTER CREEK SPRINGS PHASE 3 SECTION 2" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. ADDITIONALLY, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 5.5 OF THE FAIRVIEW SUBDIVISION REGULATIONS HAVE BEEN MET.

SEWER SYSTEM: WATER AUTHORITY OF DICKSON COUNTY

DATE: _____
NAME & TITLE OF AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES

I HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

DATE: _____ EMA DEPARTMENT TITLE

CERTIFICATE OF APPROVAL FOR ADDRESSES

I HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY THE DEPARTMENT OF INFORMATION TECHNOLOGY (IT).

DATE: _____ PLANNING DEPARTMENT TITLE

CERTIFICATE OF APPROVAL OF ELECTRIC UTILITY SYSTEM

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, BYLAWS, 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 WEB-SITE 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.

DATE: _____ MIDDLE TENNESSEE ELECTRIC - REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY 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 THE RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

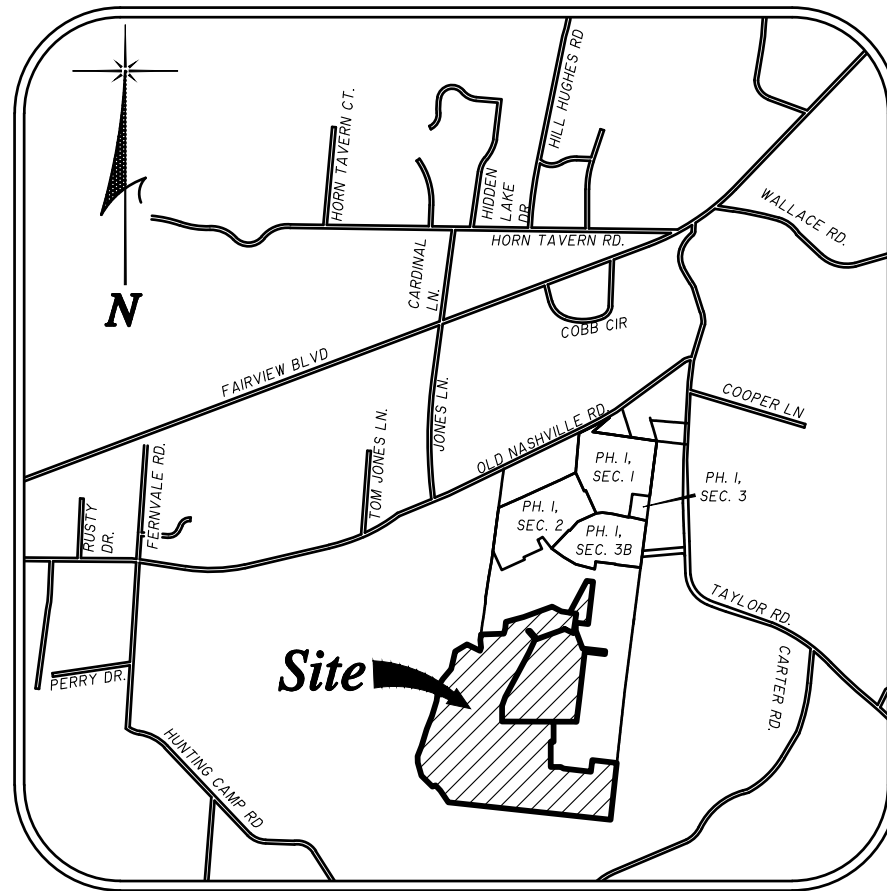
DATE: _____ SECRETARY - CITY OF FAIRVIEW PLANNING COMMISSION

DATE: _____ CHAIRMAN - CITY OF FAIRVIEW PLANNING COMMISSION

CERTIFICATE OF THE APPROVAL OF STREETS

I HEREBY 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 SUBDIVISION REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE CITY OF FAIRVIEW PLANNING COMMISSION TO ASSURE COMPLETION OF ALL STREET IMPROVEMENTS IN CASE OF DEFAULT.

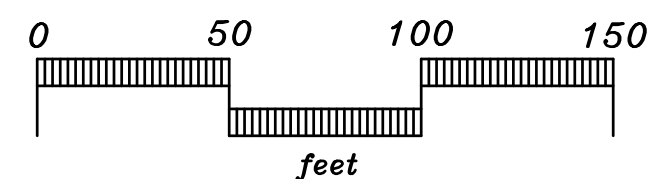
DATE: _____ CITY OF FAIRVIEW REPRESENTATIVE



VICINITY MAP
#NOT TO SCALE

SHEET 4
SHEET 2

SHEET 4
SHEET 2



LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- ⊠ WATER METER
- ⊗ WATER VALVE
- W — WATER LINE w/FIRE HYD.
- 2" FM — 2" FORCE MAIN (SEWER SERVICE)
- 7500 STREET ADDRESS
- STORM MANHOLE
- HEADWALL
- CURB INLET

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 26°30'52" W	25.91'
L2	N 72°29'28" E	10.00'
L3	S 45°23'25" E	6.97'
L4	N 67°37'14" W	46.96'
L5	N 19°52'36" W	59.58'
L6	N 57°39'42" W	37.76'
L7	S 60°26'43" E	30.43'
L8	S 69°24'43" W	32.46'
L9	N 17°27'43" E	33.58'
L10	N 06°33'02" E	46.99'
L11	N 06°33'02" E	10.34'
L12	N 89°53'25" W	27.31'
L13	S 00°06'35" W	50.00'
L14	S 06°46'35" W	30.00'
L16	N 86°10'05" W	27.89'
L17	S 64°30'29" E	16.48'
L18	N 70°14'28" E	3.48'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	10.05'	10.03'	S 84°21'03" W	11°31'04"
C2	50.00'	28.71'	28.32'	S 62°08'35" W	32°53'51"
C3	55.00'	76.60'	70.56'	S 85°35'35" W	79°47'50"
C4	55.00'	51.04'	49.23'	N 27°55'20" W	53°10'21"
C5	55.00'	49.99'	48.29'	N 24°42'08" E	52°04'34"
C6	55.00'	80.43'	73.43'	S 81°22'03" E	83°47'03"
C7	50.00'	7.46'	7.45'	S 49°44'48" E	8°32'36"
C8	50.00'	31.30'	30.80'	S 71°57'15" E	35°52'20"
C9	25.00'	39.27'	35.36'	N 45°06'35" E	90°00'00"
C10	325.00'	16.96'	16.95'	N 01°36'15" E	2°59'21"
C11	325.00'	100.00'	99.61'	N 11°54'49" E	17°37'46"
C12	325.00'	41.52'	41.49'	N 24°23'18" E	7°19'11"
C13	325.00'	6.79'	6.79'	N 28°38'47" E	11°14'48"
C14	325.00'	115.54'	114.93'	N 39°25'46" E	20°22'09"
C15	25.00'	33.22'	30.83'	N 18°32'59" E	76°07'42"
C16	325.00'	36.99'	36.97'	N 23°15'13" W	6°31'18"
C17	275.00'	2119'	2119'	S 22°12'02" E	4°24'57"
C18	50.00'	40.49'	39.40'	S 47°36'35" E	46°24'09"
C19	55.00'	5115'	49.33'	S 44°10'06" E	53°17'08"
C20	55.00'	25.00'	24.79'	S 04°30'14" E	26°02'37"
C21	55.00'	82.08'	74.68'	S 51°16'25" W	85°30'41"
C22	50.00'	18.13'	18.03'	S 83°16'56" W	20°46'43"
C23	50.00'	20.36'	20.22'	S 61°16'42" W	23°19'44"
C24	275.00'	103.51'	102.90'	S 38°49'52" W	21°33'57"
C25	275.00'	134.09'	132.77'	S 14°04'44" W	27°56'18"
C26	25.00'	39.27'	35.36'	S 44°53'25" E	90°00'00"
C27	180.00'	55.47'	55.25'	N 15°04'53" E	17°39'22"

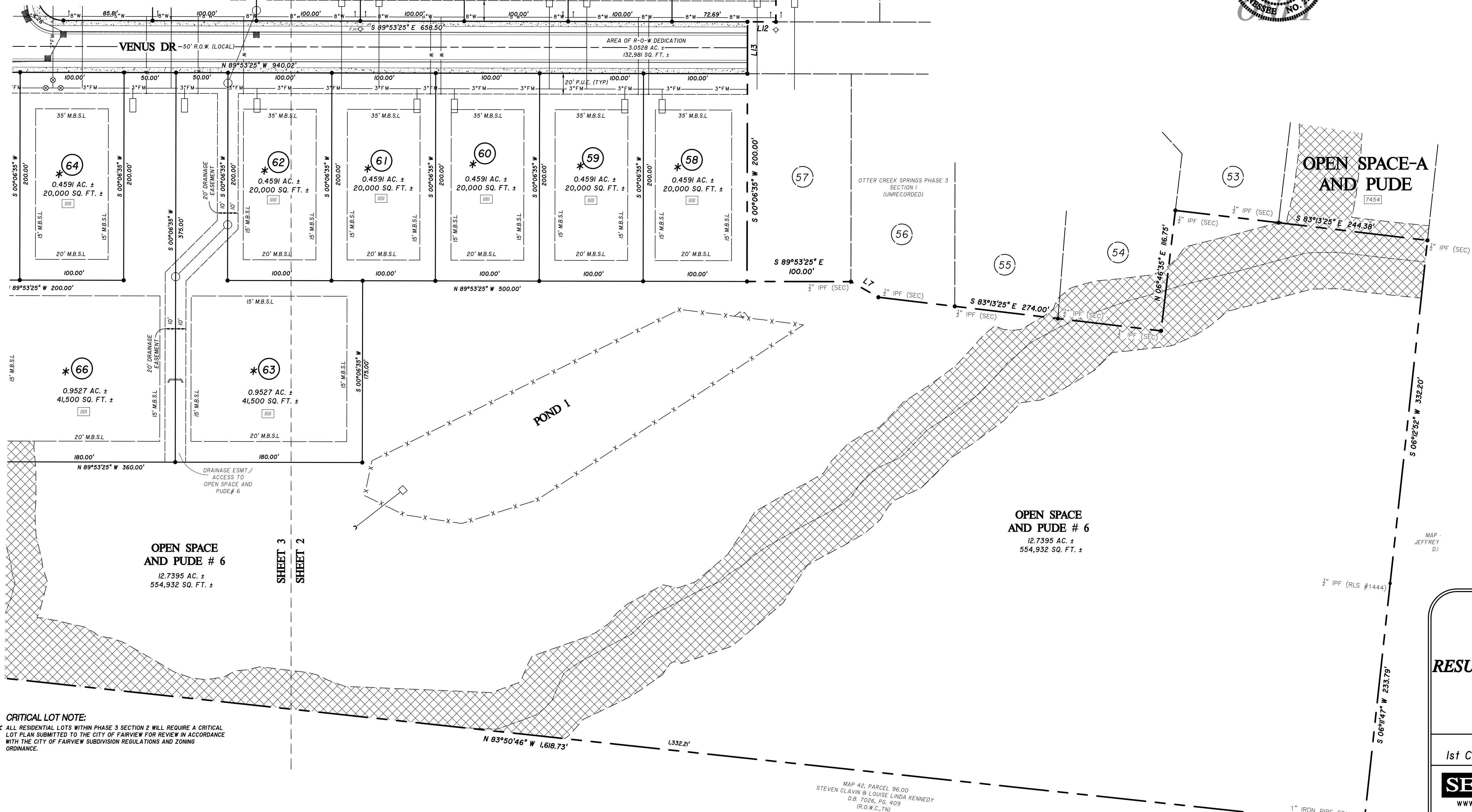
FINAL PLAT

PHASE 3 SECTION 2
OTTER CREEK SPRINGS
SUBDIVISION, AND THE
RESUBDIVISION OF COMMON AREA #1 of
PHASE 2
OTTER CREEK SPRINGS
SUBDIVISION

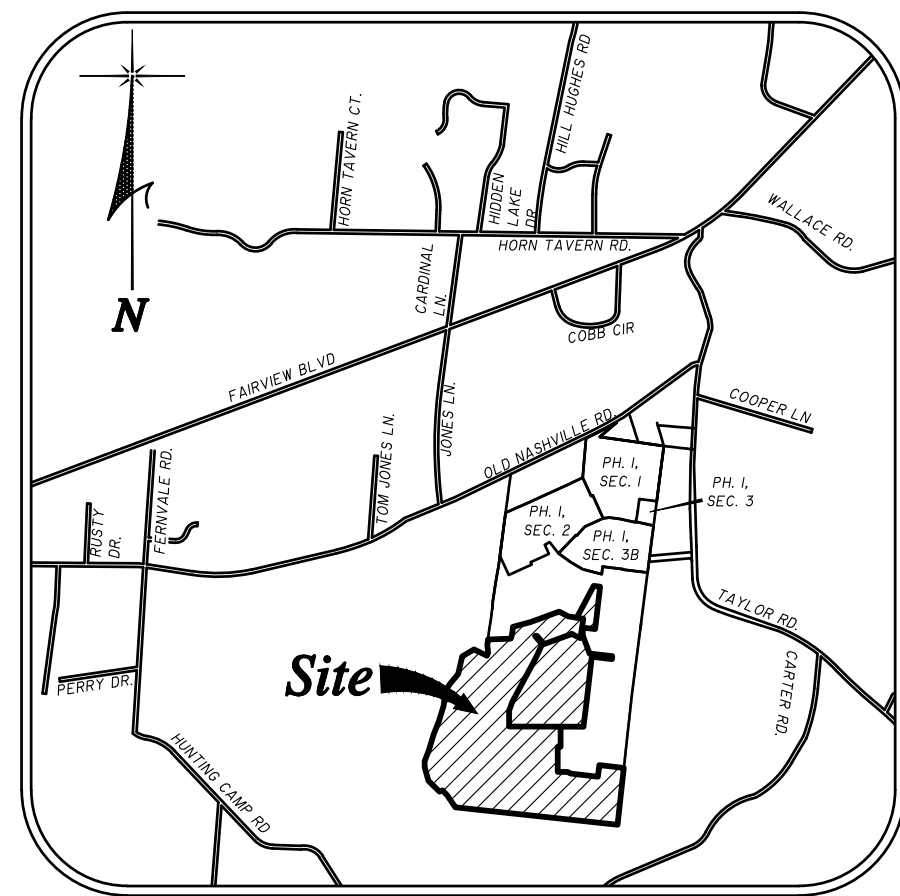
PROPERTY MAP 42, P/O PARCEL 78.00
1st CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
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850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 16234 DATE: 8-12-25 REV.: FILE: 0111rCreekSprings Ph3 Sec-2 DRAWN BY: JWK SCALE: 1" = 50' SHEET 2 OF 5



CRITICAL LOT NOTE:
* ALL RESIDENTIAL LOTS WITHIN PHASE 3 SECTION 2 WILL REQUIRE A CRITICAL LOT PLAN SUBMITTED TO THE CITY OF FAIRVIEW FOR REVIEW IN ACCORDANCE WITH THE CITY OF FAIRVIEW SUBDIVISION REGULATIONS AND ZONING ORDINANCE.



VICINITY MAP
*NOT TO SCALE

CRITICAL LOT NOTE:
* ALL RESIDENTIAL LOTS WITHIN PHASE 3 SECTION 2 WILL REQUIRE A CRITICAL LOT PLAN SUBMITTED TO THE CITY OF FAIRVIEW FOR REVIEW IN ACCORDANCE WITH THE CITY OF FAIRVIEW SUBDIVISION REGULATIONS AND ZONING ORDINANCE.

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- ⊗ WATER METER
- ⊗ WATER VALVE
- WATER LINE w/FIRE HYD.
- 2" FORCE MAIN (SEWER SERVICE)
- 7500 STREET ADDRESS
- STORM MANHOLE
- HEADWALL
- CURB INLET

MAP 42, PARCEL 83.00
WILLIAM EDWARD & RITA P. JONES
D.B. 7600, PG. 365
(R.O.W.C., TN)

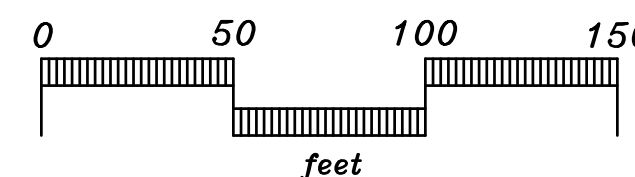
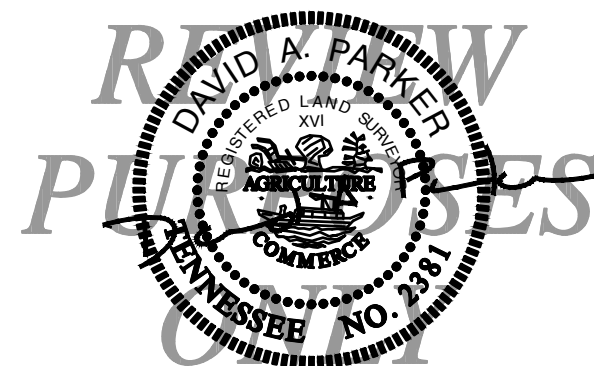
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 26°30'52" W	25.31'
L2	N 72°22'25" E	10.00'
L3	S 45°23'25" E	6.97'
L4	N 67°37'14" W	46.96'
L5	N 19°52'36" W	59.58'
L6	N 57°39'42" W	37.76'
L7	S 60°26'43" E	30.43'
L8	S 69°24'43" E	32.46'
L9	N 17°27'43" E	33.58'
L10	N 06°33'02" E	46.69'
L11	N 06°33'02" E	10.34'
L12	N 89°53'25" W	27.31'
L13	S 00°06'35" W	50.00'
L14	S 06°46'35" W	30.00'
L15	N 86°10'05" W	27.89'
L16	S 64°30'29" E	16.48'
L17	N 70°14'28" E	3.48'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	10.05'	10.03'	S 84°21'03" W	11°31'04"
C2	50.00'	28.71'	28.32'	S 62°08'35" W	32°53'51"
C3	55.00'	76.60'	70.56'	S 85°35'35" W	79°47'60"
C4	55.00'	51.04'	49.23'	N 27°55'20" W	53°10'21"
C5	55.00'	49.99'	48.29'	N 24°42'08" E	52°04'54"
C6	55.00'	80.43'	73.45'	S 87°22'03" E	83°47'05"
C7	50.00'	7.46'	7.45'	S 49°44'48" E	8°32'36"
C8	50.00'	31.30'	30.80'	S 71°57'15" E	35°52'20"
C9	25.00'	39.27'	35.36'	N 45°06'35" E	90°00'00"
C10	325.00'	16.96'	16.95'	N 01°36'15" E	2°55'21"
C11	325.00'	100.00'	99.61'	N 1°54'49" E	17°33'46"
C12	325.00'	41.52'	41.49'	N 24°23'18" E	7°19'11"
C13	325.00'	6.79'	6.79'	N 28°38'47" E	1°11'48"
C14	325.00'	115.54'	114.93'	N 39°25'46" E	20°22'09"
C15	25.00'	33.22'	30.83'	N 1°32'59" E	76°07'42"
C16	325.00'	36.99'	36.97'	N 23°15'13" W	6°31'18"
C17	275.00'	21.19'	21.19'	S 22°12'02" E	4°24'57"
C18	50.00'	40.43'	39.40'	S 47°36'35" E	46°24'09"
C19	55.00'	51.18'	49.33'	S 44°10'06" E	53°17'08"
C20	55.00'	25.00'	24.79'	S 04°30'14" E	26°02'37"
C21	55.00'	82.08'	74.68'	S 51°16'25" W	85°30'41"
C22	50.00'	18.13'	18.03'	S 83°19'56" W	20°46'43"
C23	50.00'	20.36'	20.22'	S 61°16'42" W	23°19'44"
C24	275.00'	103.51'	102.90'	S 38°49'52" W	21°33'57"
C25	275.00'	134.09'	132.77'	S 14°04'44" W	27°56'16"
C26	25.00'	39.27'	35.36'	S 44°53'25" E	90°00'00"
C27	180.00'	55.47'	55.25'	N 15°04'53" E	17°39'22"

MAP 42, PARCEL 96.00
STEVEN CLAVIN & LOUISE LINDA KENNEDY
D.B. 7026, PG. 409
(R.O.W.C., TN)



SHEET 4
SHEET 3

SHEET 4
SHEET 3

SHEET 4
SHEET 2

SHEET 4
SHEET 2

OPEN SPACE
AND PUDE # 4

OPEN SPACE
AND PUDE # 7

OPEN SPACE, P.U.D.E. #1 & ACCESS EASEMENT

OPEN SPACE
AND PUDE # 5

OPEN SPACE
AND PUDE # 6

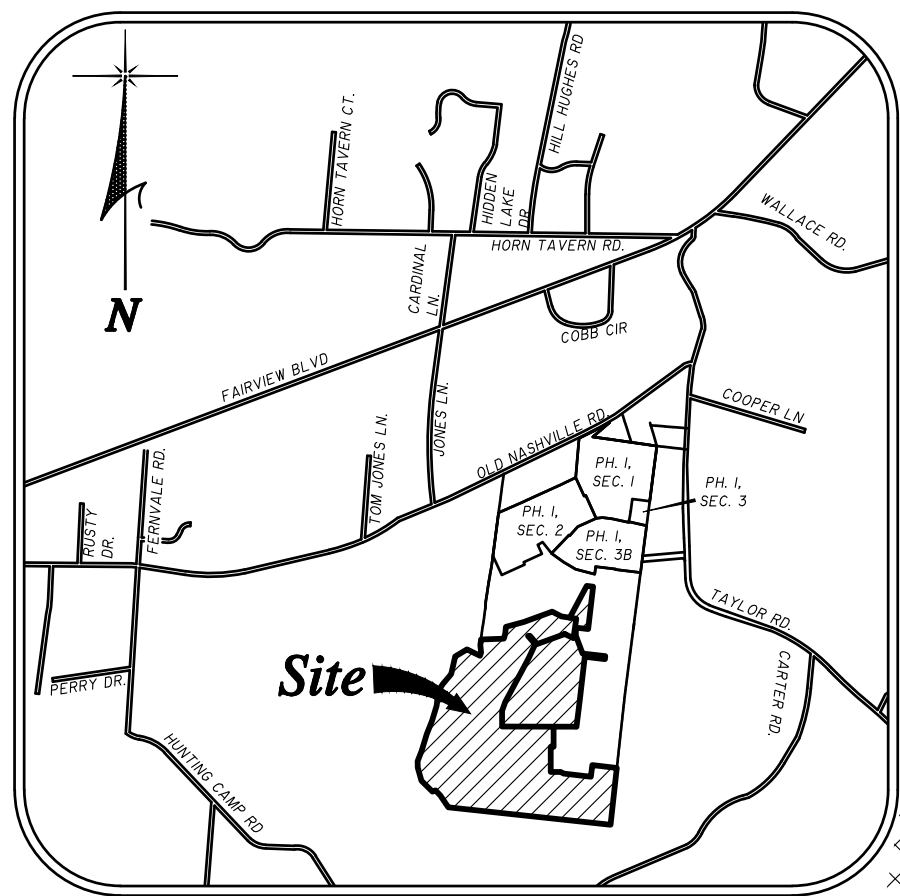
FINAL PLAT

**PHASE 3 SECTION 2
OTTER CREEK SPRINGS
SUBDIVISION, AND THE
RESUBDIVISION OF COMMON AREA # 1 of
PHASE 2
OTTER CREEK SPRINGS
SUBDIVISION**

PROPERTY MAP 42, P/O PARCEL 78.00
1st CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

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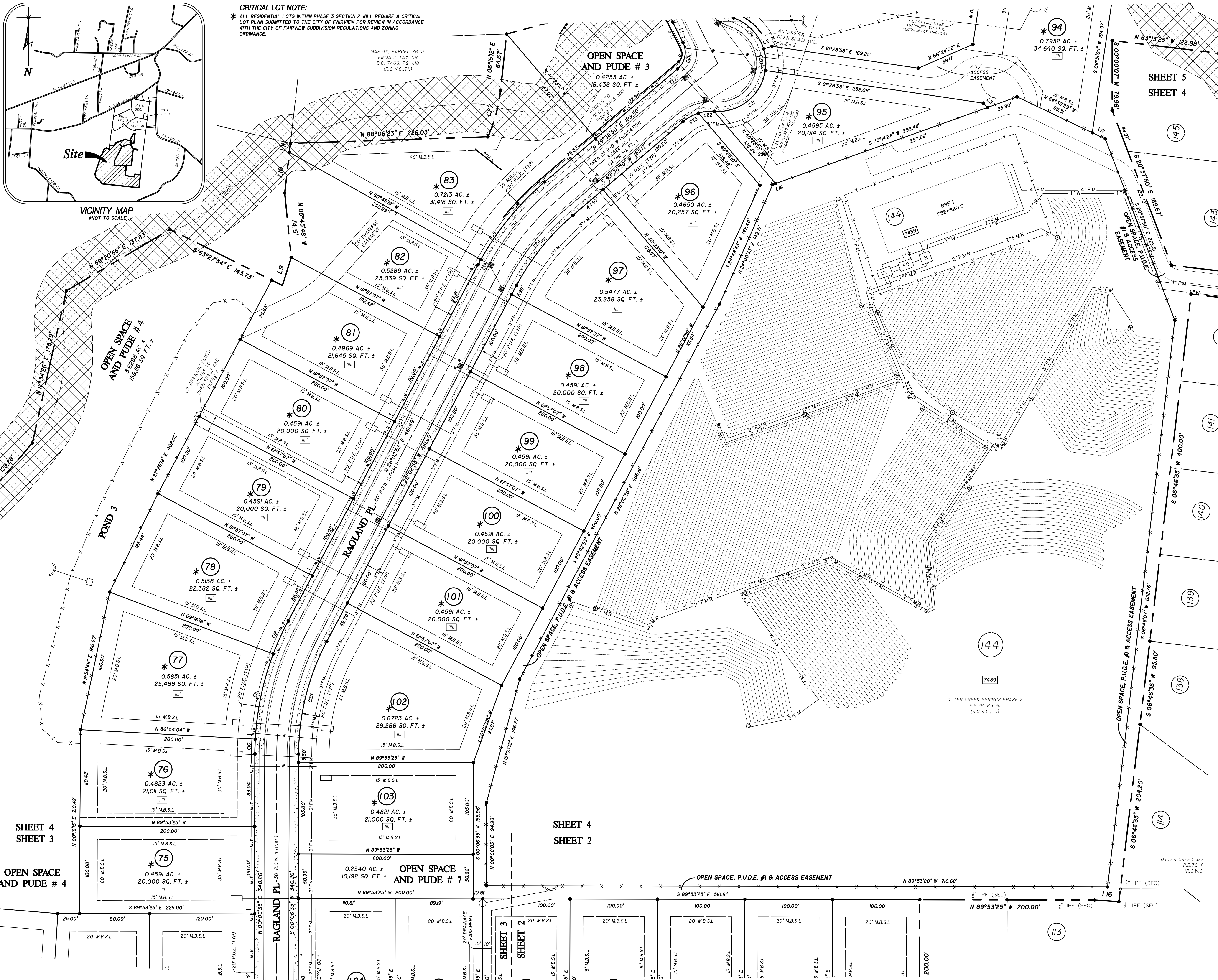
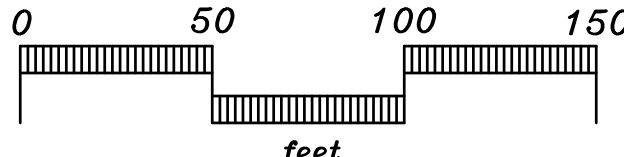
PROJ. # 16234 DATE: 8-12-25 REV.: FILE: OtterCreekSprings Ph3-SEC-2 DRAWN BY: JWK SCALE: 1" = 50' SHEET 3 OF 5



VICINITY MAP
NOT TO SCALE

CRITICAL LOT NOTE:
* ALL RESIDENTIAL LOTS WITHIN PHASE 3 SECTION 2 WILL REQUIRE A CRITICAL LOT PLAN SUBMITTED TO THE CITY OF FAIRVIEW FOR REVIEW IN ACCORDANCE WITH THE CITY OF FAIRVIEW SUBDIVISION REGULATIONS AND ZONING ORDINANCE.

MAP 42, PARCEL 78.02
EMMA J. TAYLOR
D.B. 7468, PG. 418
(R.O.W.C., TN)



CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	10.05'	10.03'	S 84°21'03" W	11°31'04"
C2	50.00'	28.71'	28.32'	S 62°08'35" W	32°53'51"
C3	55.00'	76.60'	70.56'	S 86°35'53" W	79°47'50"
C4	55.00'	51.04'	49.23'	N 27°55'20" W	53°10'21"
C5	55.00'	49.99'	48.29'	N 24°42'08" E	52°04'34"
C6	55.00'	80.43'	73.45'	S 87°22'03" E	83°47'05"
C7	50.00'	7.46'	7.45'	S 49°44'48" E	8°32'36"
C8	50.00'	31.30'	30.80'	S 71°57'15" E	35°52'20"
C9	25.00'	39.27'	35.36'	N 45°06'35" E	90°00'00"
C10	325.00'	16.96'	16.95'	N 0°36'15" E	2°53'21"
C11	325.00'	100.00'	99.61'	N 1°54'49" E	17°37'46"
C12	325.00'	41.52'	41.49'	N 24°23'18" E	7°19'11"
C13	325.00'	6.79'	6.79'	N 28°38'47" E	11°14'48"
C14	325.00'	115.54'	114.93'	N 39°25'46" E	20°22'09"
C15	25.00'	33.22'	30.83'	N 1°32'59" E	76°07'42"
C16	325.00'	36.99'	36.97'	N 23°15'13" W	6°31'18"
C17	275.00'	21.19'	21.19'	S 22°12'02" E	4°24'57"
C18	50.00'	40.49'	39.44'	S 47°36'35" E	46°24'09"
C19	55.00'	51.15'	49.33'	S 44°10'06" E	53°17'08"
C20	55.00'	25.00'	24.79'	S 04°30'14" E	26°02'37"
C21	55.00'	82.08'	74.68'	S 51°16'25" W	85°30'41"
C22	50.00'	18.13'	18.03'	S 83°19'56" W	20°46'43"
C23	50.00'	20.36'	20.22'	S 61°16'42" W	23°19'44"
C24	275.00'	103.51'	102.90'	S 38°49'52" W	21°33'57"
C25	275.00'	134.09'	133.74'	S 14°04'44" W	27°56'18"
C26	25.00'	39.27'	35.36'	S 44°53'25" E	90°00'00"
C27	180.00'	55.47'	55.25'	N 15°04'53" E	17°39'22"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 26°30'52" W	25.91'
L2	N 72°29'28" E	10.00'
L3	S 45°23'25" E	6.97'
L4	N 67°37'14" W	46.96'
L5	N 19°52'36" W	59.58'
L6	N 57°39'42" W	37.76'
L7	S 60°26'43" E	30.43'
L8	S 59°24'43" W	32.46'
L9	N 17°27'43" E	33.58'
L10	N 06°33'02" E	46.89'
L11	N 06°33'02" E	10.34'
L12	N 89°53'25" W	27.31'
L13	S 00°06'35" W	50.00'
L14	S 06°46'35" W	30.00'
L15	N 86°10'05" W	27.89'
L16	S 64°30'23" E	16.48'
L17	N 70°14'28" E	3.48'

LEGEND

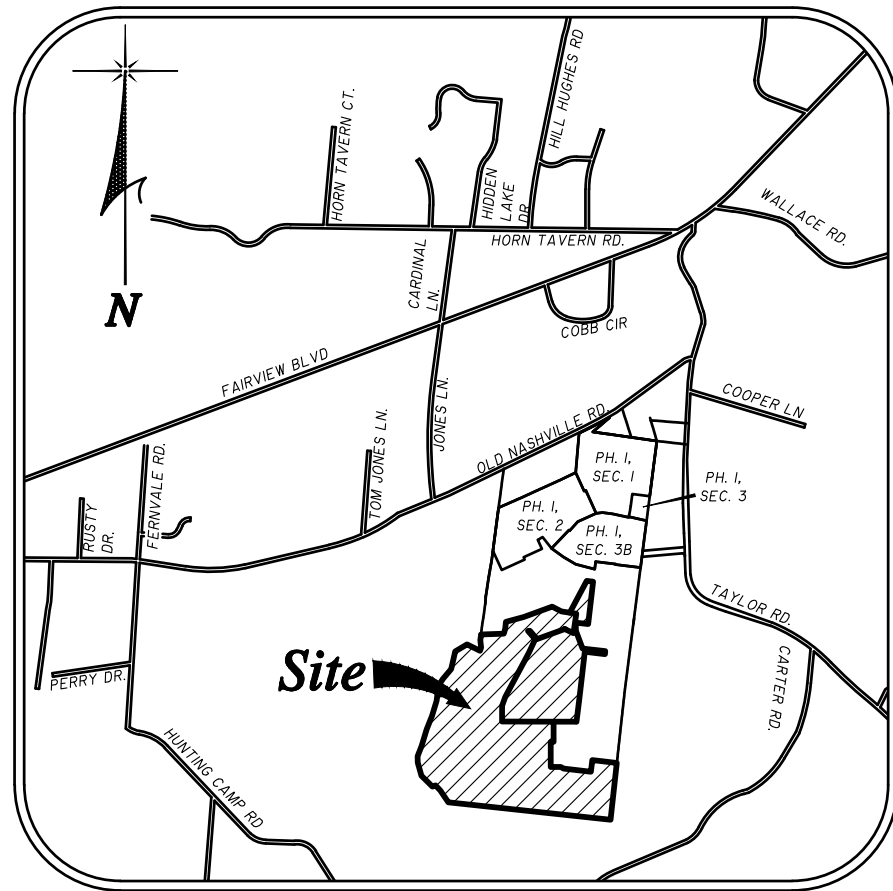
- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- WATER METER
- WATER VALVE
- WATER LINE W/FIRE HYD.
- 2" FORCE MAIN (SEWER SERVICE)
- STREET ADDRESS
- STORM MANHOLE
- HEADWALL
- CURB INLET

FINAL PLAT

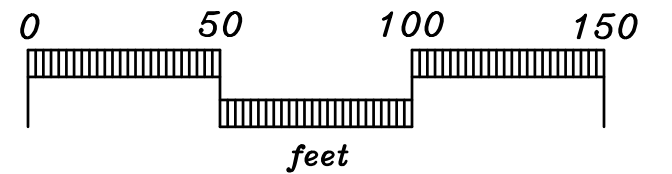
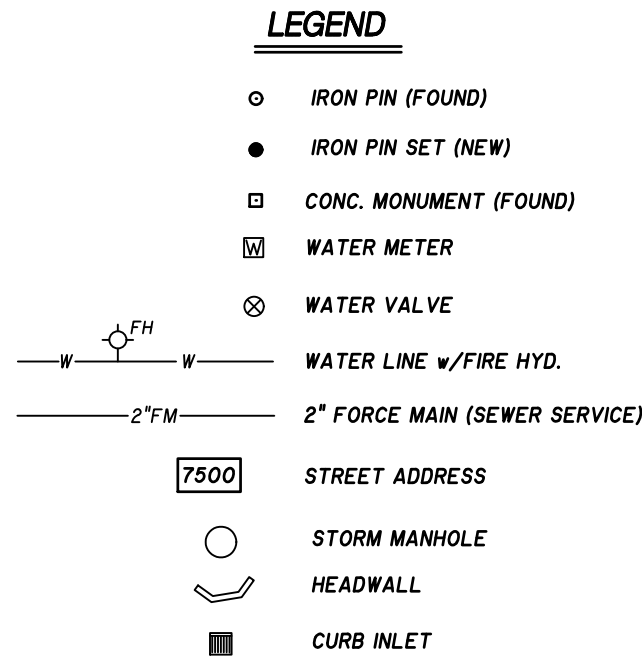
**PHASE 3 SECTION 2
OTTER CREEK SPRINGS
SUBDIVISION, AND THE
RESUBDIVISION OF COMMON AREA # 1 of
PHASE 2
OTTER CREEK SPRINGS
SUBDIVISION**

PROPERTY MAP 42, P/O PARCEL 78.00
1st CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS
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WWW.SEC-CIVIL.COM
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 • FAX: (615) 895-2567



VICINITY MAP
NOT TO SCALE



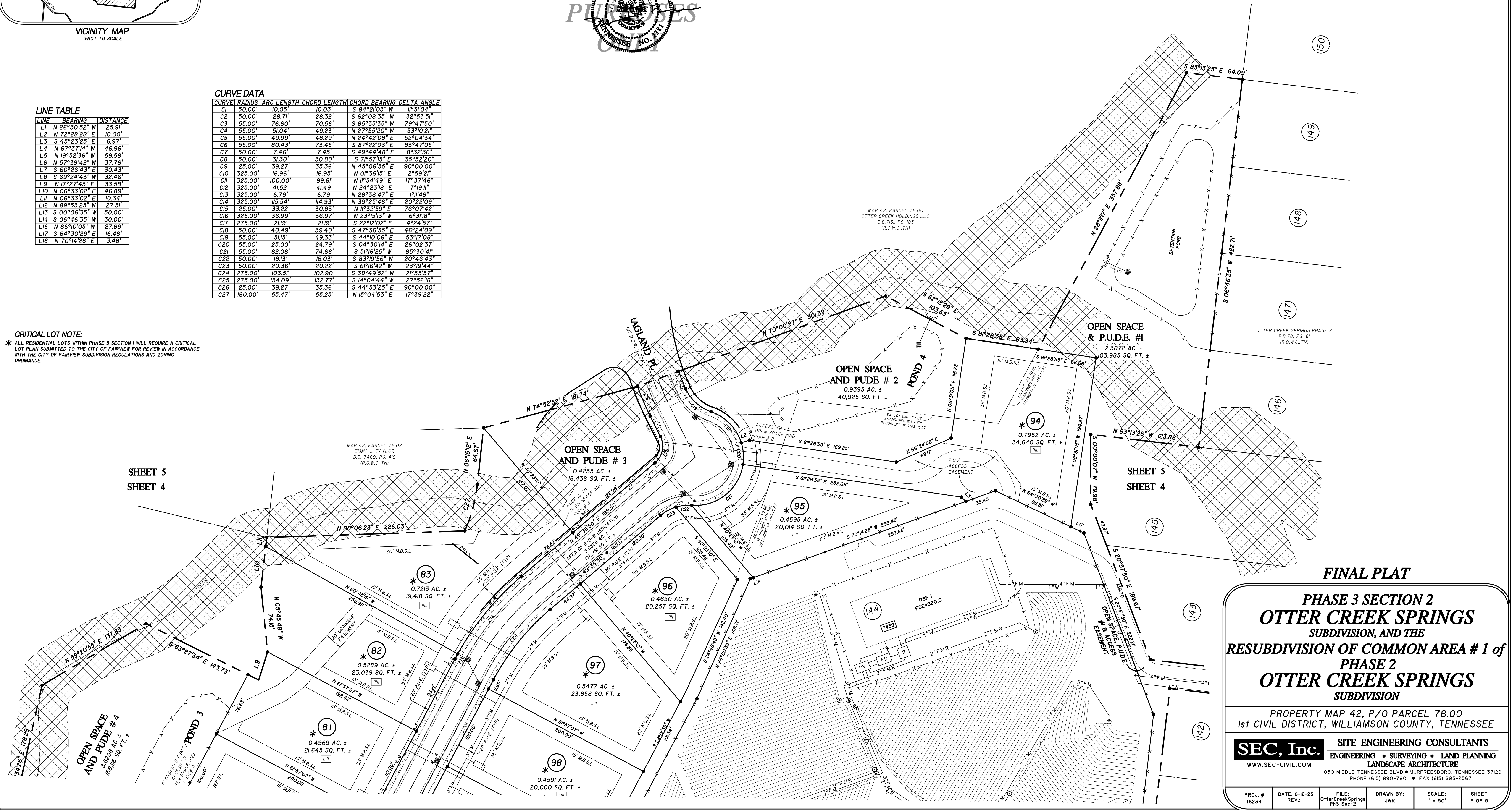
LINE TABLE

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L6	N 57°39'42" W	37.76'
L7	S 60°26'43" E	30.43'
L8	S 69°24'43" W	32.46'
L9	N 17°27'43" E	33.58'
L10	N 06°33'02" E	46.89'
L11	N 06°33'02" E	10.34'
L12	N 89°53'25" W	27.31'
L13	S 00°06'35" W	50.00'
L14	S 06°46'35" W	30.00'
L16	N 86°10'05" W	27.89'
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FINAL PLAT

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PROJ. # 16234 DATE: 8-12-25 REV.: FILE: OtterCreekSprings Ph3 Sec-2 DRAWN BY: JWK SCALE: 1" = 50' SHEET 5 OF 5