

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 7243, PAGE 600, R.O.W.C., AND IN BOOK NUMBER 8467, PAGE 675, 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	DATE
OWNER	DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

WILLIAMSON COUNTY E.M.A.

DATE

CERTIFICATE OF APPROVAL FOR ADDRESSES

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

CITY OF FAIRVIEW
PLANNING DEPARTMENT

DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEM(S) OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT ENTITLED "GARY E. McDONALD SUBDIVISION, PHASE II" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH THE 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.

SEWER SYSTEM	DATE
NAME/TITLE/AGENCY OF AUTHORIZED APPROVING AGENT	

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY TO THE WATER AUTHORITY OF DICKSON COUNTY, THAT THE WATER SYSTEM OR SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "GARY E. McDONALD SUBDIVISION, PHASE II" HAS/HAVE BEEN INSTALLED 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.

WATER SYSTEM	DATE
NAME/TITLE/AGENCY OF AUTHORIZED APPROVING AGENT	

<u>CERTIFICATE OF THE APPROVAL OF STREETS</u>	
I HEREBY CERTIFY: (1) THAT ALL STREETS DESIGNED 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.	
CITY OF FAIRVIEW REPRESENTATIVE	DATE

LINE	BEARING	DISTANCE
L1	S 60°26'45" W	10.00'
L2	S 36°58'05" E	54.16'
L3	S 29°28'25" W	1.12'
L4	N 53°19'10" E	10.00'
L5	N 84°48'42" W	37.76'



WILLIAM S. OWENS
TONIA L. OWENS
831 HIGHWAY 96 NORTH
DEED BOOK 9204 PAGE 607 R.O.W.C.
PROPERTY MAP 22 PARCEL 144.01
(ZONED RS-40)



PORTIONS OF THIS SURVEY WERE PERFORMED USING GNSS EQUIPMENT, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- a. REAL TIME KINEMATIC & BASE: CARLSON BRX 7
- b. POSITIONAL ACCURACY: 0.05 FEET
- c. DATE OF SURVEY: JANUARY 13, 2025
- d. DATUM / EPOCH: NAD83 (2011) EPOCH (2010.00)
- e. PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
- f. GEOID MODEL: GEOID 18
- g. COMBINED GRID FACTOR: 0.999992677

CERTIFICATE OF APPROVAL FOR RECORDING

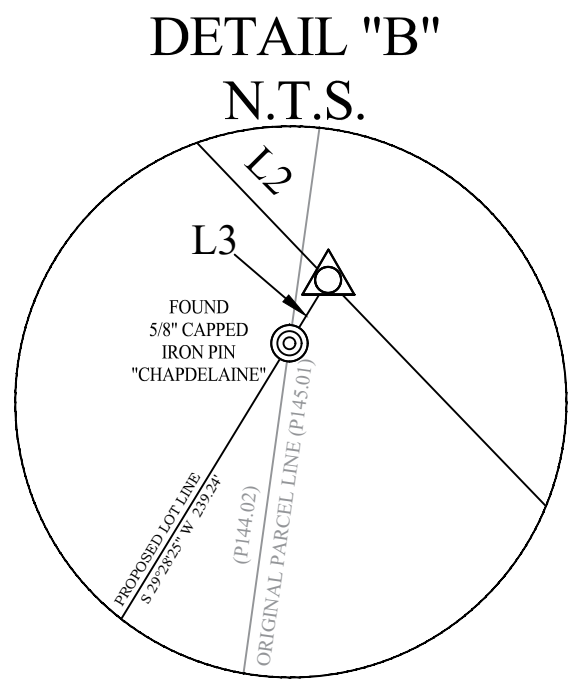
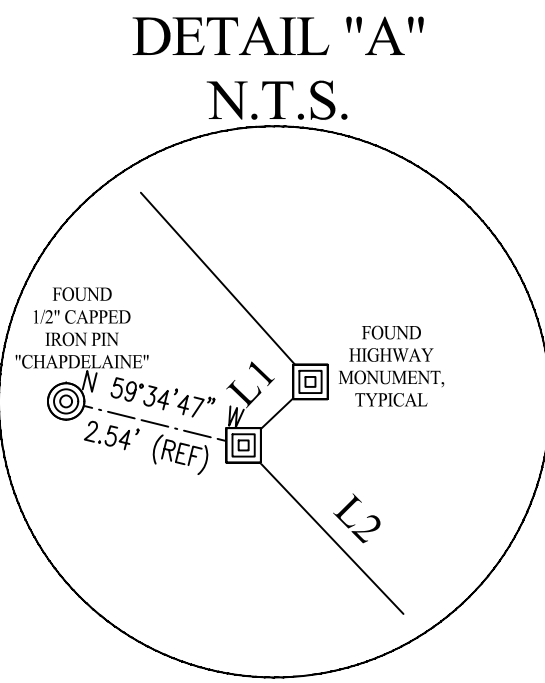
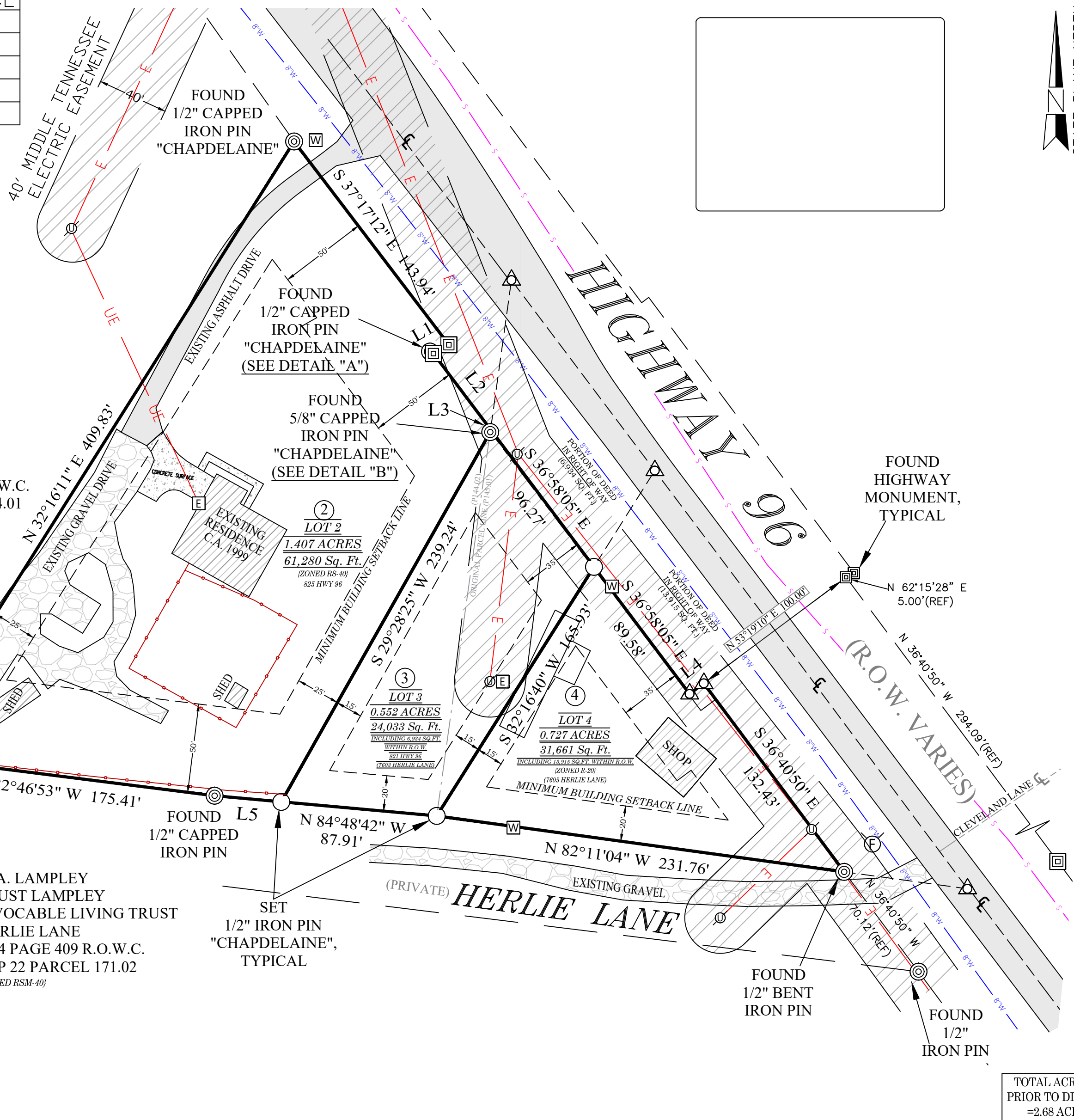
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN
HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION
REGULATIONS FOR THE CITY OF FAIRVIEW, TENNESSEE, WITH
THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN
THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT
HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE
COUNTY REGISTER.

SECRETARY- CITY OF FAIRVIEW
PLANNING COMMISSION

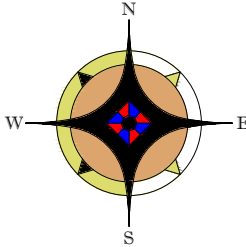
DATE

GENERAL NOTES

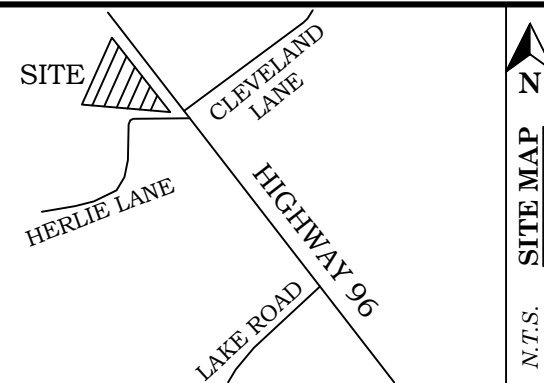
1. THE PURPOSE OF THIS PLAT IS TO CREATE A THREE LOT MINOR SUBDIVISION AND TO REZONE A PORTION OF LOT 3 TO R-20.
2. THE BOUNDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES LOT 2 OF THE GARY E. McDONALD SUBDIVISION AS SHOWN ON THE MAP RECORDED JANUARY 29, 1999 IN PLAT BOOK 27 AT PAGE 127, R.O.W.C.
3. POTABLE PUBLIC WATER FOR PROPERTY SERVED BY WATER AUTHORITY OF DICKSON COUNTY.
4. THE SUBJECT PROPERTY LIES IN A ZONE "X" AS SHOWN ON FIRM MAP 47187C0135F DATED SEPTEMBER 29, 2006.
5. ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TYPED BENCHMARKS.
6. UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH, SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
7. THE SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
8. THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
9. PROBABLE WETLAND AREAS, AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR FOUND AT THE TIME OF THE SURVEY, ARE SHOWN ON THIS PLAT. VERIFICATION AND DELINEATION OF THE PERIMETER LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY SHOULD BE MADE BY THE SURVEYOR OR OTHER QUALIFIED PERSONS. THE SURVEYOR AND THE AGENT OF THE WETLAND DELINEATION CONSULTANT PRIOR TO IMPROVEMENT, DESIGN, OR DEVELOPMENT OF THE AREAS SHOULD BE MADE SIX GOVERNMENT AGENCIES HAVE REGULATION AUTHORITY OVER THE USE OR ALTERATION OF WETLAND AREAS, AND INCLUDE THE FOLLOWING: U.S. ARMY CORPS OF ENGINEERS; U.S. ENVIRONMENTAL PROTECTION AGENCY; U.S. FISH AND WILDLIFE SERVICE; TENNESSEE WILDLIFE RESOURCES AGENCY; TENNESSEE DIVISION OF WATER POLLUTION CONTROL; TENNESSEE NATURAL RESOURCES CONSERVATION SERVICE.
10. TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.
11. LOT 2 AS SHOWN IS CURRENTLY ZONED RS-40. FRONT SETBACK 60', SIDE SETBACK 25' REAR SETBACK 60'.
12. LOT 1 AS SHOWN, IS & LOT 3 WILL BE, ZONED R-20; FRONT SETBACK 35', SIDE SETBACK 15', REAR SETBACK 20'.



**CHAPDELAIN
& ASSOCIATES
LAND SURVEYING**



**7376 WALKER ROAD,
FAIRVIEW, TENNESSEE 37062
(615) 799-8104
surveying@chapsurveyor.com**



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 FAIRVIEW PLANNING COMMISSION AND THAT ALL INSTRUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE CITY.

I ALSO HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

PRELIMINARY MAP

SHON S. KEETON, R.L.S. #2893

DATE

MARK WILLIAMS
LINDA WILLIAMS
7605 HERLIE LANE, FAIRVIEW, TN 37062
DEED BOOK 7243 PAGE 600 R.O.W.C.
(PROPERTY MAP 022 PARCEL 145.01)

LINDA GAIL WILLIAMS
MARK BISHOP WILLIAMS
825 HIGHWAY 96 N, FAIRVIEW, TN 37062
DEED BOOK 8467 PAGE 675 R.O.W.C.
LOT 2
PLAT BOOK 27 PAGE 127 R.O.W.C.
(PROPERTY MAP 022 PARCEL 144.02)

1ST CIVIL DISTRICT OF WILLIAMSON COUNTY,
TENNESSEE

REVISION #	DATE
REVISION #1	9/25/2025

DATE: AUGUST 1, 2025

DRAWN BY: DHH

JOB #: 8571

SCALE: 1" = 50'

0 50 100

V-1.0