

THE RESERVES ON CHESTER

FINAL PLAT

CITY OF FAIRVIEW, WILLIAMSON COUNTY, TENNESSEE
TAX MAP 042, PARCEL 136.02

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY INTO THIRTY ONE (31) SINGLE FAMILY PARCELS AND ONE UTILITY DISTRICT PARCEL, AND TWO (2) OPEN SPACE PARCELS.
2. THIS PARCEL IS CURRENTLY ZONED RS-40. THE MINIMUM LOT SIZE IS 40,000 SF.
3. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF FAIRVIEW, WILLIAMSON COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC. ARE SUBJECT TO THE CITY OF FAIRVIEW'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
4. SUBJECT PROPERTY IS PARCEL 136.02 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 042.
5. DEED REFERENCE: DEED BOOK 8798, PAGE 839, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.
6. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USING THE TDOT NETWORK, TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 4100, NAD83. NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. THE TOTAL AREA OF THE PROPERTY (IN THIS PHASE) SURVEYED IS 38.86 +/- ACRES.
8. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" & "AE", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0151F, WITH AN EFFECTIVE DATE OF 9-29-2006, WHICH MAKES UP PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT. SAID MAPS DEFINE ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, AND DEFINES ZONE "AE" UNDER "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS AREAS DETERMINED TO BE WITHIN THE 100-YEAR FLOOD PLAIN WITH DETERMINED BASE FLOOD ELEVATIONS.
9. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
10. ALL PLOT AND DEED RECORDATION REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
11. THIS SURVEY HAS BEEN SIGNED AND SEALED DIGITALLY.
12. AIR CONDITIONING (HVAC), HOME SPECIFIC MECHANICAL SYSTEMS AND ACCESSORY STRUCTURES SHALL NOT BE PLACED WITHIN ANY PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.).
13. ALL COMMON OPEN SPACE, INCLUDING DETENTION/RETENTION PONDS, IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
14. AS-BUILT SURVEYS AND CERTIFICATIONS WILL BE REQUIRED FOR DETENTION PONDS, PUBLIC STORM INFRASTRUCTURE, AND CUT/FILL ON LOTS, PRIOR TO RELEASE OF FINAL PLAT.
15. ALL CRITICAL LOTS MUST SUBMIT INDIVIDUAL LOT GRADING PLANS THAT MEET THE DESIGN INTENT OF THE STORMWATER PLAN PRESENTED.
16. ALL OPEN SPACE AREAS ARE DESIGNATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
17. MINIMUM BUILDING SETBACKS SHOWN FOR LOT 15 ARE BASED ON GRADING DISTURBANCE.



VICINITY MAP - NOT TO SCALE

CERTIFICATE OF APPROVAL OF WATER & SANITARY SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "THE RESERVES ON CHESTER" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS, OR A BOND OR OTHER SURETY HAS BEEN SECURED ON BEHALF OF THE LOCAL UTILITY COVERING ITS CONSTRUCTION IN CASE OF DEFAULT.

DATE: 8-22-2025
NAME & TITLE OF AUTHORIZED APPROVING AGENT

DATE: 8-22-2025
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: 8-22-2025
EMA DEPARTMENT & TITLE

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: 8-22-2025
MARK CANTRELL, R.L.S. #1859

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 8798, PAGE 839, 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: 8-22-2025
OWNER

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.

DATE: 8-22-2025
SECRETARY, CITY OF FAIRVIEW PLANNING COMMISSION

DATE: 8-22-2025
CHAIRMAN, CITY OF FAIRVIEW PLANNING COMMISSION

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: 8-22-2025
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: 8-22-2025
MIDDLE TENNESSEE ELECTRIC, REPRESENTATIVE

OWNER OF RECORD
DUKE & DUKE LLC
342 COOL SPRINGS BLVD, SUITE 202
FRANKLIN, TN 37067
DEED BK. 8798 PG. 839, MAP 042 PARCEL 136.02

APPLICANT
T-SQUARE ENGINEERING
111 SOUTHEAST PARKWAY CT
FRANKLIN, TN 37064
615.678.8212

REVISIONS

DATE

NO.

DATE: 8-22-2025
SCALE:
DRAWN BY: DSW
REVIEWER:

PHASE 2 FINAL PLAT

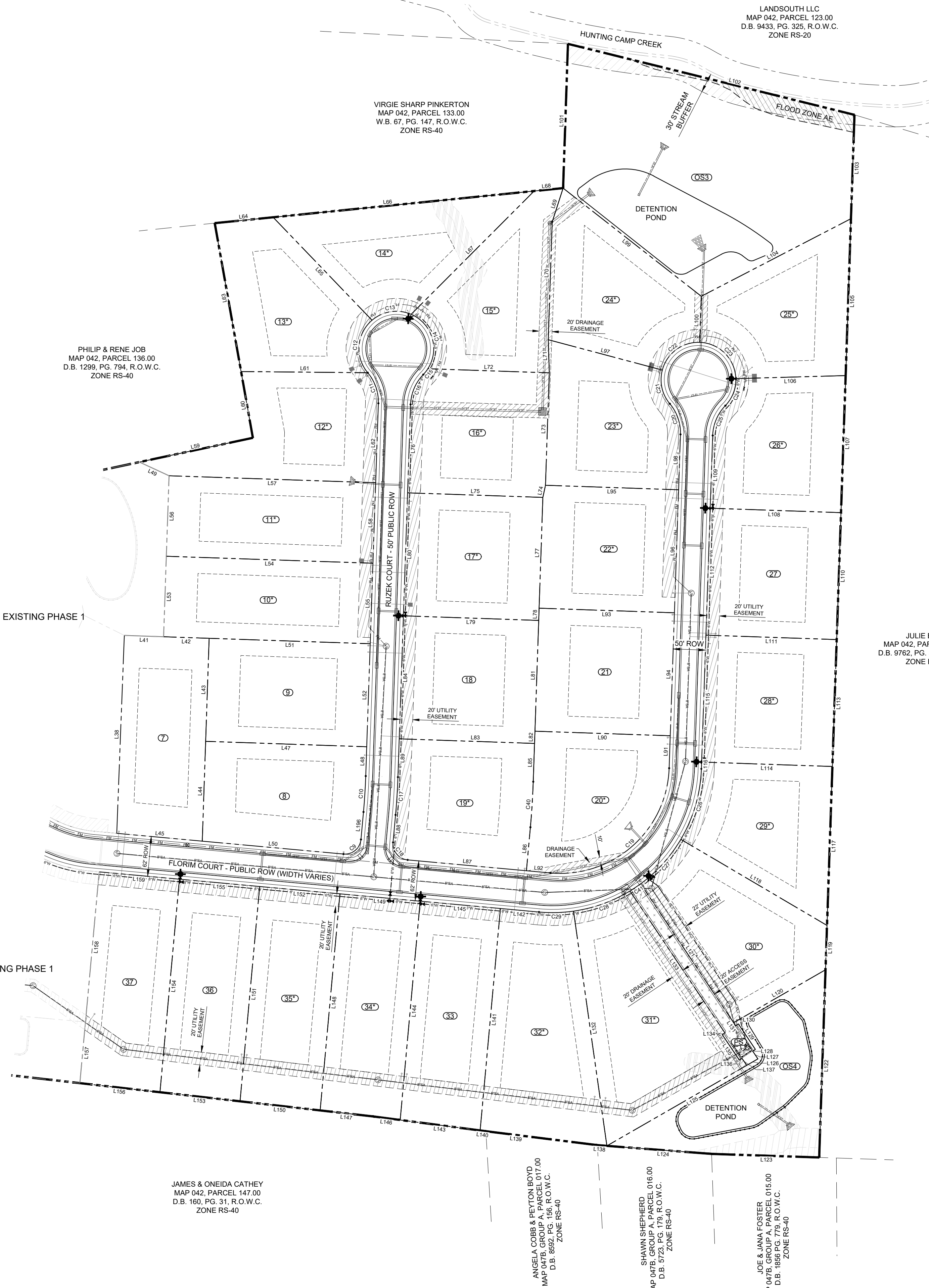
7211 CHESTER ROAD
FAIRVIEW, TENNESSEE

THE RESERVES ON CHESTER



PROJECT
21-1060

SHEET
1 OF 2



Parcel Line Table		
Line #	Length	Direction
L23	151.65	S45° 09' 52.01"E
L38	307.38	N2° 11' 22.37"E
L41	60.98	S88° 03' 39.63"E
L42	70.66	S88° 03' 39.63"E
L43	160.00	S1° 56' 20.37"W
L44	155.00	S1° 56' 20.37"W
L45	133.20	N84° 46' 42.10"W
L47	250.00	N88° 03' 39.63"W
L48	45.43	N1° 56' 20.37"E
L49	50.62	N65° 12' 43.73"W
L50	219.92	S84° 46' 42.10"E
L51	250.00	S88° 03' 39.63"E
L52	160.00	S1° 56' 20.37"W
L53	125.00	S1° 56' 20.37"W
L54	320.66	N88° 03' 39.63"W
L55	125.00	N1° 56' 20.37"E
L56	125.00	S1° 56' 20.37"W
L57	320.66	N88° 03' 39.63"W
L58	125.00	N1° 56' 20.37"E
L59	179.93	N77° 55' 39.27"E
L60	104.50	N10° 03' 44.78"W
L61	196.48	S89° 27' 27.91"E
L62	123.31	S1° 56' 20.37"W
L63	233.88	S10° 03' 44.78"E
L64	91.03	S84° 15' 15.91"W
L65	221.50	N43° 50' 46.55"W
L66	406.91	S84° 15' 15.91"W
L67	270.21	N44° 54' 59.25"E
L68	45.16	S84° 15' 15.91"W
L69	55.06	N17° 52' 44.37"E
L70	159.39	N1° 56' 20.37"E
L71	51.44	N1° 51' 04.06"W
L72	188.46	S88° 03' 39.63"E
L73	174.59	N1° 56' 20.37"E

Parcel Line Table		
Line #	Length	Direction
L74	19.27	N12° 09' 00.60"E
L75	210.00	S88° 03' 39.63"E
L76	137.28	S1° 56' 20.37"W
L77	172.03	S1° 56' 20.37"W
L78	18.97	S1° 56' 20.37"W
L79	210.00	N88° 03' 39.63"W
L80	191.00	N1° 56' 20.37"E
L81	172.03	S1° 56' 20.37"W
L82	18.97	S1° 56' 20.37"W
L83	210.00	S88° 03' 39.63"E
L84	191.00	N1° 56' 20.37"E
L85	59.46	S1° 56' 20.37"W
L86	67.88	S5° 13' 17.90"W
L87	185.00	N84° 46' 42.10"W
L88	42.86	N5° 13' 17.90"E
L89	59.46	N1° 56' 20.37"E
L90	210.00	N88° 03' 39.63"W
L91	50.33	N1° 56' 20.37"E
L92	37.30	S84° 46' 42.10"E
L93	210.00	N88° 03' 39.63"W
L94	191.00	N1° 56' 20.37"E
L95	206.60	N88° 03' 39.63"W
L96	191.00	N1° 56' 20.37"E
L97	183.15	S75° 05' 25.14"E
L98	86.00	N1° 56' 20.37"E
L99	272.24	N51° 55' 46.10"W
L100	71.51	N1° 56' 20.37"E
L101	224.01	N1° 55' 35.43"E
L102	457.90	S76° 04' 42.67"E
L103	161.26	S1° 56' 20.37"W
L104	261.57	N62° 35' 27.38"E
L105	243.57	N1° 53' 31.83"W
L106	170.64	S88° 23' 34.97"W
L107	212.87	S1° 59' 33.22"W

Parcel Line Table		
Line #	Length	Direction
L108	203.00	N88° 03' 39.63"W
L109	112.94	N1° 56' 20.37"E
L110	197.10	S1° 56' 20.37"W
L111	203.00	N88° 03' 39.63"W
L112	197.10	N1° 56' 20.37"E
L113	197.10	S1° 56' 20.37"W
L114	203.00	N88° 03' 39.63"W
L115	197.10	N1° 56' 20.37"E
L116	10.50	N1° 56' 20.37"E
L117	246.81	S1° 56' 20.37"W
L118	263.16	N59° 29' 35.56"W
L119	68.85	N1° 56' 20.37"E
L120	164.48	N60° 03' 29.11"E
L121	259.34	S33° 47' 26.87"E
L122	291.43	N1° 56' 20.37"E
L123	166.90	S88° 06' 15.55"E
L124	162.97	S85° 36' 48.16"E
L125	250.31	S60° 03' 29.11"W
L126	20.05	S60° 03' 29.11"W
L127	14.46	S33° 47' 26.87"E
L128	5.00	S56° 12' 33.13"W
L129	47.60	S33° 47' 26.87"E
L130	5.00	N56° 12' 33.13"E
L131	5.61	S33° 47' 26.87"E
L132	367.90	N8° 05' 18.18"W
L133	264.95	S33° 47' 26.87"E
L134	4.99	S55° 51' 20.54"W
L135	47.60	S33° 47' 26.87"E
L136	4.99	N55° 51' 20.54"E
L137	13.11	S33° 47' 26.87"E
L138	14.89	N85° 33' 18.48"W
L139	174.25	N82° 53' 12.16"W
L140	8.93	N82° 31' 16.48"W
L141	345.91	N5° 13' 17.90"E

Parcel Line Table		
Line #	Length	Direction
L142	60.08	S84° 46' 42.10"E
L143	125.10	N82° 32' 11.32"W
L144	341.02	N5° 13' 17.90"E
L145	125.00	S84° 46' 42.10"E
L146	41.72	N82° 28' 32.00"W
L147	83.33	N83° 31' 44.84"W
L148	337.53	N5° 13' 17.90"E
L149	125.00	S84° 46' 42.10"E
L150	125.03	N83° 31' 44.84"W
L151	334.80	N5° 13' 17.90"E
L152	125.00	S84° 46' 42.10"E
L153	125.03	N83° 31' 44.84"W
L154	332.08	N5° 13' 17.90"E
L155	125.00	S84° 46' 42.10"E
L156	125.03	N83° 31' 44.84"W
L157	95.35	N5° 13' 17.90"E
L158	234.00	N5° 13' 17.90"E
L159	125.00	S84° 46' 42.10"E
L196	42.88	N5° 13' 17.90"E

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
7	41174.78	0.95
8	40137.51	0.92
9	40000.00	0.92
10	40082.45	0.92
11	40082.45	0.92
12	40062.41	0.92
13	40014.83	0.92
14	40028.49	0.92
15	40001.05	0.92
16	40803.96	0.94

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
17	40110.00	0.92
18	40110.00	0.92
19	40202.76	0.92
20	40209.95	0.92
21	40110.00	0.92
22	40077.75	0.92
23	40007.03	0.92
24	41489.43	0.95
25	40019.49	0.92
26	40502.95	0.93

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
27	40011.30	0.92
28	40011.30	0.92
29	40107.41	0.92
30	42992.68	0.99
31	56888.98	1.31
32	54602.93	1.25
33	42933.36	0.99
34	42377.22	0.97
35	42020.50	0.96
36	41679.77	0.96

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
37	41339.04	0.95

Open Space Areas		
PARCEL	SQ. FT.	ACRES
OS3	118673.94	2.72
OS4	44823.68	1.03
PS	6999.58	0.16

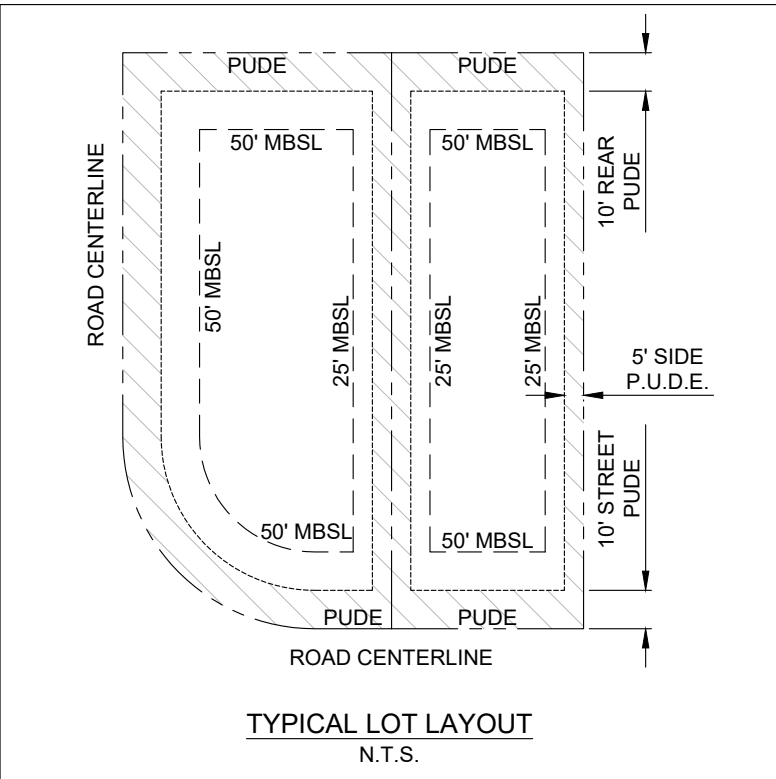
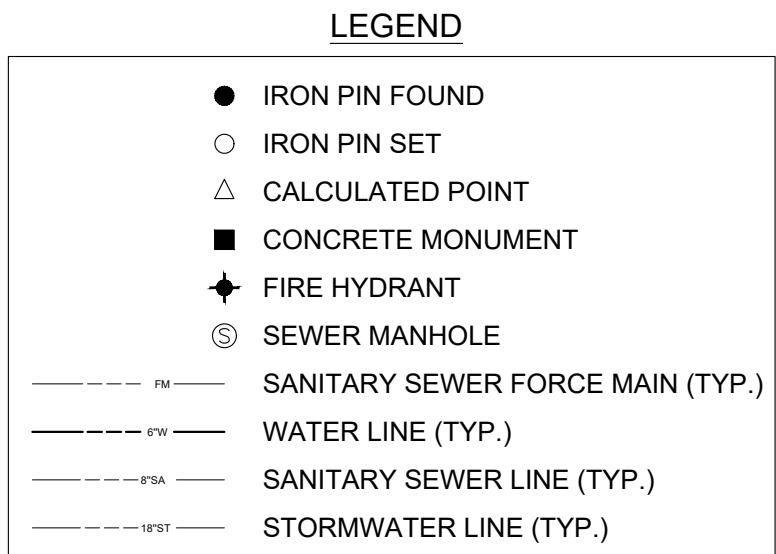
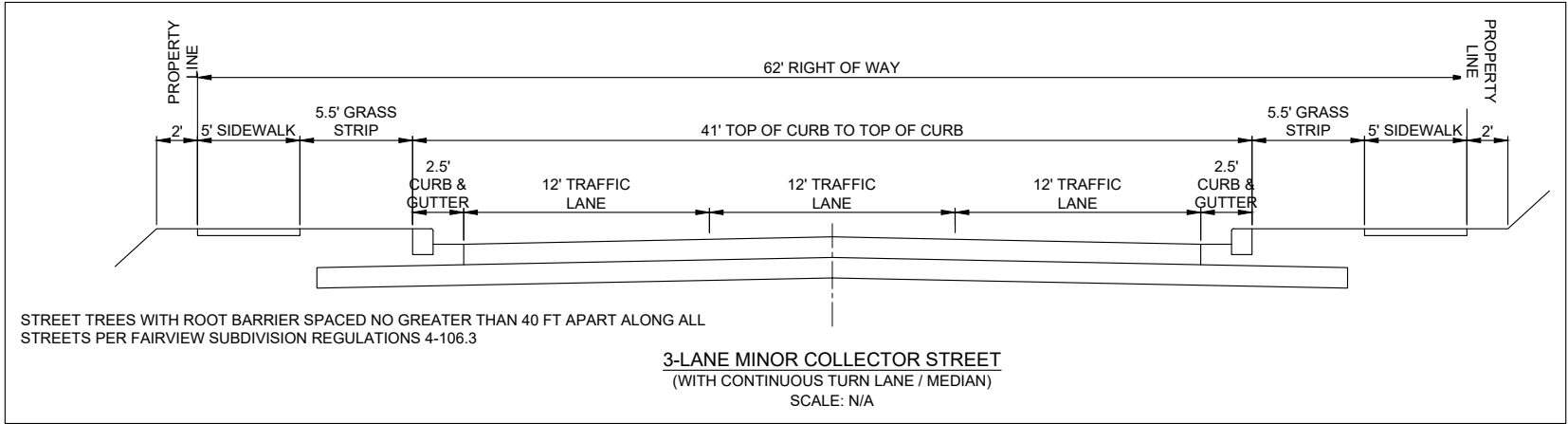
JULIE BERG
MAP 042, PARCEL 123.12
D.B. 9762, PG. 365, R.O.W.C.
ZONE RS-20

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C5	112.10	55.00	116.78	S57° 58' 52"E	93.68
C6	19.92	24.19	47.19	S22° 22' 41"E	19.36
C9	39.27	25.00	90.00	N50° 13' 18"E	35.36
C10	55.86	975.00	3.28	N3° 34' 49"E	55.85
C11	51.41	70.00	42.08	S19° 06' 07"E	50.26
C12	90.76	58.00	89.66	N4° 41' 14"E	81.78
C13	64.61	58.00	63.82	N81° 25' 42"E	61.32
C14	100.39	58.00	99.17	S17° 04' 24"E	88.32
C15	11.65	58.00	11.51	S38° 16' 03"W	11.63
C16	51.41	70.00	42.08	S22° 58' 48"W	50.26
C17	58.73	1025.00	3.28	N3° 34' 49"E	58.72
C18	39.27	25.00	90.00	N39° 46' 42"W	35.36
C19	275.15	169.00	93.28	N48° 34' 49"E	245.75
C20	51.41	70.00	42.08	N19° 06' 07"W	50.26
C21	55.73	58.00	55.05	N12° 37' 00"W	53.61
C22	77.98	58.00	77.03	N53° 25' 28"E	72.23
C23	87.52	58.00	86.45	N44° 50' 02"W	79.45
C24	46.19	58.00	45.63	N21° 12' 25"E	44.98
C25	51.41	70.00	42.08	N22° 58' 48"E	50.26
C26	115.18	231.00	28.57	N16° 13' 22"E	113.99
C27	93.62	231.00	23.22	S42° 07' 03"W	92.98

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C28	93.62	231.00	23.22	N70° 18' 03"E	92.98
C29	53.66	231.00	13.31	N88° 34' 00"E	53.54
C40	70.76	1235.00	3.28	S3° 34' 49"W	70.75
C41	20.01	231.00	4.96	N56° 12' 33"E	20.00

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DOWN SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTANCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.



OWNER OF RECORD	
DUKE & DUKE LLC 342 COOL SPRINGS BLVD, SUITE 202 FRANKLIN, TN 37067 DEED BK. 8796 PG. 539, MAP 042 PARCEL 136.02	
APPLICANT	
T-SQUARE ENGINEERING 111 SOUTHEAST PARKWAY CT FRANKLIN, TN 37064 615.678.8212	

PHASE 2 FINAL PLAT
7211 CHESTER ROAD
FAIRVIEW, TENNESSEE



PROJECT
21-1060

SHEET
2 OF 2

THE RESERVES ON CHESTER