

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON. AS EVIDENCED IN BOOK NUMBER 1611, PAGE 533 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 NAME (PRINTED)	TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)
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I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED ERES ESTATES SUBDIVISION HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM(S) OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT ENTITLED ERES ESTATES SUBDIVISION HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

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.

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND
STREET NAMES**

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

EMA DEPARTMENT	
OR AUTHORIZED IT REPRESENTATIVE	DATE

1. THE PURPOSE OF THIS PLAT IS TO CREATE A 3 LOT SUBDIVISION.
2. POTABLE WATER FOR PROPERTY SERVED BY WATER AUTHORITY OF DICKSON COUNTY.
3. THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD) AS SHOWN ON FIRM MAP 4715071012F DATED 9/29/2006.
4. ALL EASEMENTS SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO DTOT CORRS.
5. 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. AVAILABLE UTILITY SERVICE SHOULD BE OBTAINED FROM THE APPROPRIATE LOCAL UTILITY COMPANY.
6. ANY TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
7. THIS 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 OWNER OR DEVELOPER THROUGH THE RELEVANT GOVERNMENT AGENCY.
10. WETLAND AND WETLAND CONSULTANT PRIOR TO ANY IMPROVEMENT, DESIGN, OR DEVELOPMENT OF THE PROPERTY. AT LEAST 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 COMMISSION.
11. TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.
12. SUBJECT PROPERTY IS CURRENTLY ZONED RS-40 (SINGLE FAMILY RESIDENTIAL, DISTRICT) FOR THE CITY OF FAIRVIEW. FRONT SETBACK 50', SIDE SETBACK 25', REAR SETBACK 50'.
13. THE PLAT OF WETLAND BY TAYLOR ROAD IS BASED UPON THE KENNY TAYLOR SUBDIVISION AS SHOWN ON THE MAP RECORDED IN PLAT BOOK 08 PAGE 148, R.O.W.C., TN.

1. ANY WATERWAY NATURAL AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
2. WITHIN THE WATERWAY NATURAL AREA, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.
3. WATERSHED NATURAL AREAS (WNA) EXIST ON ALL INTERMITTENT OR PERENNIAL STREAM WATERWAYS AS DEFINED IN THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS. FOR MORE INFORMATION OR ASSISTANCE IN APPLYING THESE REGULATIONS, PLEASE CONTACT THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT AT (615) 790 - 5725.

DEED BOOK 7579 PAGE 64 R.O.W.C.
PROPERTY MAP 42 PARCEL 77.04
[ZONED RP-5]

40' MIDDLE TENNESSEE
ELECTRIC EASEMENT
DEED BOOK 680 PAGE 206
R.O.W.C.

(SEE DETAIL "A")

SEWER VALVES

EXISTING GRAVEL DRIVE

SHED
(NO PLUMBING)

EXISTING RESIDENCE
C.A. 1998

SEWER GRINDER PUMP

SET
1/2" CAPPED
IRON PIN
"CHAPDELAINE",
TYPICAL

FOUND
CONCRETE
MONUMENT
AT FENCE
CORNER

S 84°52'01" E
380.59'

M.B.S.L.

LOT 1
±1.27 ACRES
55,449 Sq. Ft.
(7318 TAYLOR ROAD)

LOT 2
±1.00 ACRES
43,603 Sq. Ft.
(7320 TAYLOR ROAD)

LOT 3
±1.00 ACRES
43,603 Sq. Ft.
(7322 TAYLOR ROAD)

N 81°11'55" W 367.47'

N 82°20'07" W 347.65'

N 83°58'19" W 324.33'

GABRIEL L. GRAHAM
7338 TAYLOR ROAD
DEED BOOK 8510 PAGE 842 R.O.W.C.
PROPERTY MAP 42 PARCEL 77.03
[ZONED RS-40]

FOUND
CONCRETE
MONUMENT
AT FENCE
CORNER
(SEE DETAIL "B")

(160.07')
(118.19')
(125.14')

(TOTAL DIST.)

DE
142
PI
PA
[Z

- a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3
- b. POSITIONAL ACCURACY: 0.05 FEET
- c. DATE OF SURVEY: 7/8/2025
- d. DATUM / EPOCH: NAD83 (2011) EPOCH (2010.00)
- e. PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
- f. GEOID MODEL: GEOID 18
- g. COMBINED GRID FACTOR: 0.99993255

LINE	BEARING	DISTANCE
L1	N 02°13'04" W	136.41'
L2	N 02°13'04" W	24.13'
L3	N 03°48'55" E	29.56'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1992.31'	2°57'26"	102.83'	N 00°44'21" W	102.82'
C2	1992.31'	3°04'33"	106.95'	N 02°16'39" E	106.94'

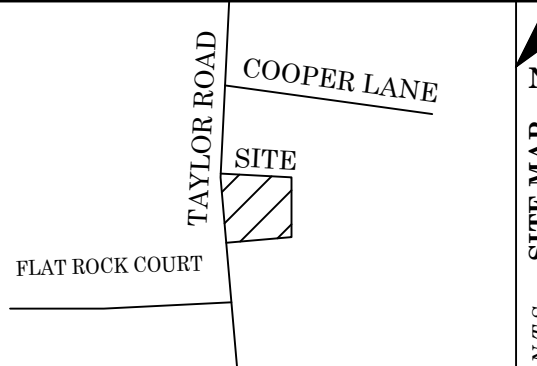
A diagram of the L3 site. Taylor Road is shown on the left. Two found iron pins are marked: one in concrete and one in a wall. A line connects them with a bearing of S 84°52'01" E 8.23'. Another bearing of S 84°52'01" E 0.82' is shown near a point on the road. The label L3 is in the center.

Diagram illustrating a circular area with a central point. A line segment connects the center to a point on the circumference. The line segment is labeled with the bearing $S\ 83^{\circ}58'19''\ E$ and the distance $0.58'$. The text "FOUND 1/2" IRON PIN" is written near the center point.

UE	UNDERGROUND ELECTRIC LINE
EH	OVERHEAD ELECTRIC LINE
TL	TELECOMMUNICATION LINE
W	WIRE FENCE
□	WOOD FENCE
○	CHAIN LINK FENCE
W	WATER LINE
S	SEWER LINE
FM	FORCE MAIN SEWER
G	GAS LINE
SF	SILT FENCE
	DRAWN BY DEED (NOT SURVEYED)
⊕	WELL
⊙	UTILITY POLE
XX	GRID STAKE (XX) TYPICAL
●	FOUND IRON PIN (UNLESS NOTED)
■	SET CONCRETE MONUMENT
●	SET 1/2" IRON PIN (UNLESS NOTED)
▲	POINT
⊕	BENCHMARK
⊕	FIRE HYDRANT
⊕	ELECTRIC METER
⊕	WATER METER
⊕	GAS METER
⊕	SEWER MANHOLE
⊕	STORM MANHOLE
⊕	WATER SPIGOT
⊕	WATER VALVE
⊕	ELECTRIC TRANSFORMER BOX
⊕	ELECTRIC PULL BOX
⊕	SOIL POLE
⊕	CLEAN OUT



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



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 THE MONUMENTS 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.

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

GARY W. TAYLOR
SHEILA TAYLOR
7330 TAYLOR ROAD, FAIRVIEW, TN.
DEED BOOK 1611 PAGE 533 R.O.W.C.
1st CIVIL DISTRICT OF WILLIAMSON COUNTY
TENNESSEE
PROPERTY MAP 42 PARCEL 77.06

TOTAL ACREAGE OF
PARCEL 77.06 PRIOR TO DIVISION
=3.27 ACRES

REVISION #	DATE
REVISION #1	9/25/2024

DATE: AUGUST 12, 2024
DRAWN BY: DHH
JOB #: 8799
SCALE: 1" = 50'



V-1.0

ERES ESTATES SUBDIVISION