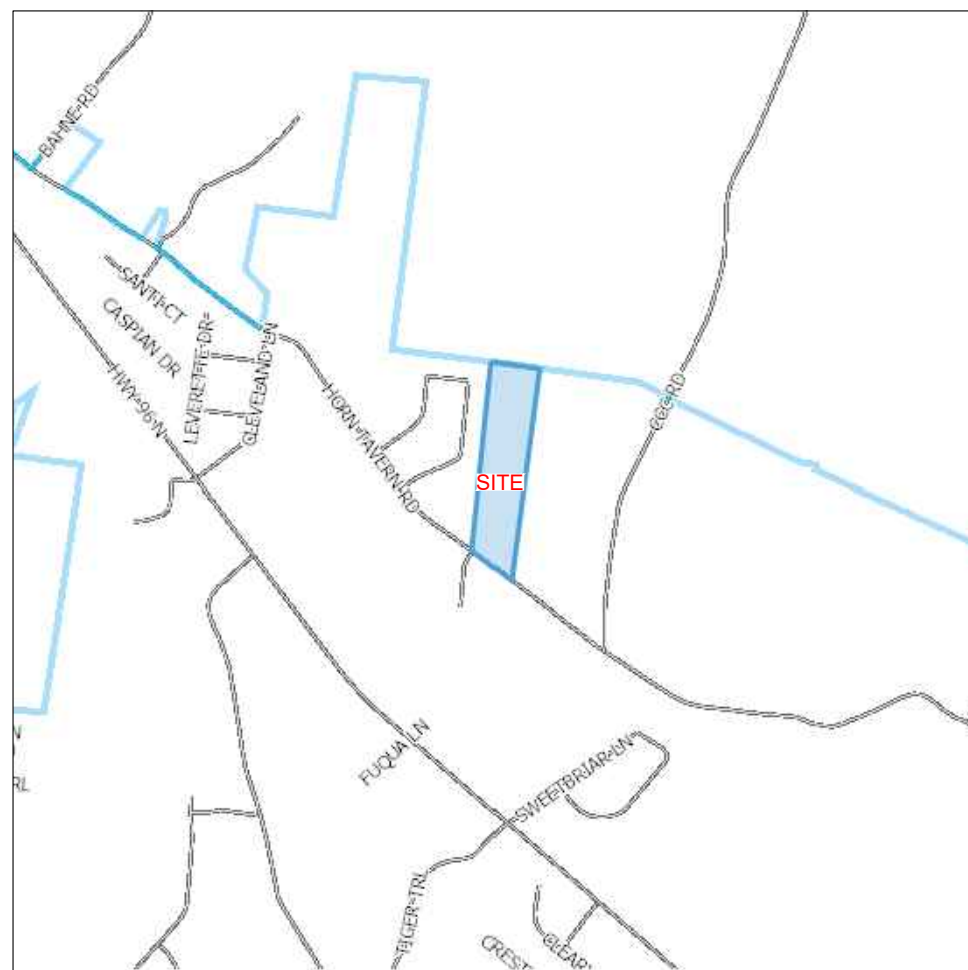




VICINITY MAP - NOT TO SCALE

LARRY E AND KAREN RIDLEN
DEED BK 1678, PG 868
MAP 022 PARCEL 027.06
ZONE MGA-1 (WILLIAMSON CO.)

LARRY E RIDLEN
DEED BK 5861, PG 764
MAP 022 PARCEL 027.05
ZONE MGA-1 (WILLIAMSON CO.)

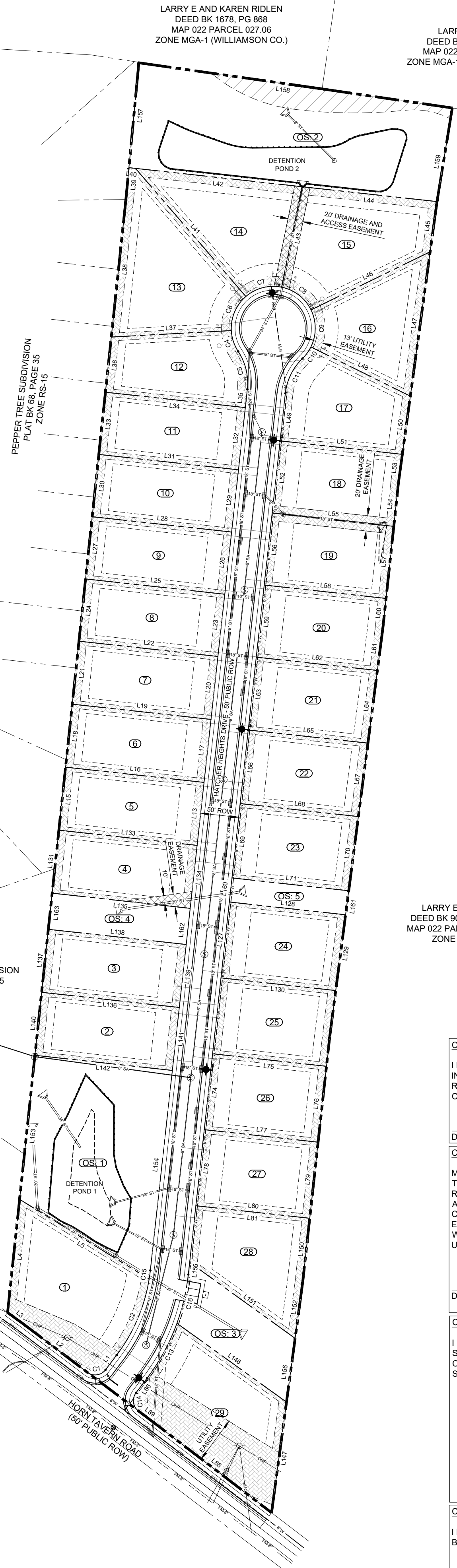
PEPPER TREE SUBDIVISION
PLAT BK 68, PAGE 35
ZONE RS-15

PEPPER TREE SUBDIVISION
PLAT BK 68, PAGE 35
ZONE RS-15

MARGARET U. JONES
DEED BK 425, PAGE 108
MAP 022 PARCEL 016.00
ZONE RS-40

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 EXISTENCE, 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.



LARRY E RIDLEN
DEED BK 9061, PG 154
MAP 022 PARCEL 019.00
ZONE RS-40

Parcel Line Table		
Line #	Length	Direction
L1	24.05	N37° 05' 17.89"E
L2	101.75	S52° 53' 35.57"E
L3	28.82	S53° 59' 40.19"E
L4	149.15	S6° 03' 58.02"W
L5	199.23	N58° 21' 55.22"W
L13	83.00	N6° 16' 44.75"E
L15	83.00	S6° 03' 58.02"W
L16	182.45	S83° 43' 15.25"E
L17	83.00	N6° 16' 44.75"E
L18	83.00	S6° 03' 58.02"W
L19	182.76	S83° 43' 15.25"E
L20	83.00	N6° 16' 44.75"E
L21	83.00	S6° 03' 58.02"W
L22	183.06	S83° 43' 15.25"E
L23	82.00	N6° 16' 44.75"E
L24	82.00	S6° 03' 58.02"W
L25	183.37	S83° 43' 15.25"E
L26	82.00	N6° 16' 44.75"E
L27	82.00	S6° 03' 58.02"W
L28	183.67	S83° 43' 15.25"E
L29	82.00	N6° 16' 44.75"E
L30	82.00	S6° 03' 58.02"W
L31	183.98	S83° 43' 15.25"E
L32	82.00	N6° 16' 44.75"E
L33	82.00	S6° 03' 58.02"W
L34	184.28	N83° 43' 15.25"W
L35	24.15	S6° 16' 44.75"W
L36	72.64	N6° 03' 58.02"E
L37	157.39	N86° 54' 27.25"E
L38	179.60	S6° 03' 58.02"W
L39	43.52	S5° 23' 56.60"W
L40	8.63	N83° 43' 15.25"W
L41	221.50	N40° 44' 04.18"W
L42	219.90	S83° 43' 15.25"E
L43	134.35	S11° 37' 24.40"W
L44	177.34	N83° 43' 15.25"W

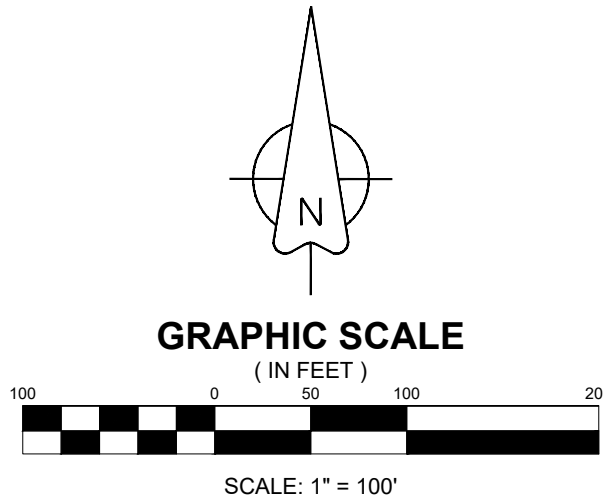
Parcel Line Table		
Line #	Length	Direction
L45	66.41	N7° 48' 06.34"E
L46	173.58	N63° 58' 52.97"E
L47	190.90	N7° 48' 06.34"E
L48	145.29	S63° 39' 38.45"E
L49	62.54	S6° 16' 44.75"W
L50	76.94	N6° 16' 44.75"E
L51	161.09	S83° 43' 15.25"E
L52	95.00	S6° 16' 44.75"W
L53	37.92	N7° 48' 06.34"E
L54	57.09	N6° 06' 50.58"E
L55	160.25	S83° 43' 15.25"E
L56	95.00	N6° 16' 44.75"W
L57	95.00	N6° 06' 50.58"E
L58	160.53	S83° 43' 15.25"E
L59	95.00	S6° 16' 44.75"W
L60	39.73	N6° 06' 50.58"E
L61	55.28	N7° 24' 30.99"E
L62	159.55	S83° 43' 15.25"E
L63	96.00	S6° 16' 44.75"W
L64	96.02	N7° 24' 30.99"E
L65	157.66	S83° 43' 15.25"E
L66	97.00	S6° 16' 44.75"W
L67	97.02	N7° 24' 30.99"E
L68	155.74	S83° 43' 15.25"E
L69	98.00	S6° 16' 44.75"W
L70	98.02	N7° 24' 30.99"E
L71	153.81	S83° 43' 15.25"E
L74	100.00	S6° 16' 44.75"W
L75	150.00	N83° 43' 15.25"W
L76	100.01	N6° 16' 44.75"E
L77	150.00	S83° 43' 06.41"E
L78	100.29	S6° 16' 44.75"W
L79	100.28	N6° 16' 33.82"E
L80	150.01	S83° 43' 15.25"E
L81	150.01	N83° 43' 15.25"W
L86	24.07	S37° 05' 17.89"W

Parcel Line Table		
Line #	Length	Direction
L88	193.11	S52° 33' 03.04"E
L89	26.22	S52° 53' 35.57"E
L127	100.00	N6° 16' 44.75"E
L128	153.19	S83° 43' 15.25"E
L129	100.02	S7° 24' 30.99"W
L130	151.21	N83° 43' 15.25"W
L131	83.00	N6° 03' 58.02"E
L133	182.14	S83° 43' 15.25"E
L134	83.00	S6° 16' 44.75"W
L135	181.83	N83° 43' 15.25"W
L136	181.34	N83° 43' 15.25"W
L137	83.00	N6° 03' 58.02"E
L138	181.65	S83° 43' 15.25"E
L139	83.00	S6° 16' 44.75"W
L140	83.00	N6° 03' 58.02"E
L141	83.00	S6° 16' 44.75"W
L142	181.04	N83° 43' 15.25"W
L146	176.78	S54° 15' 59.96"E
L147	146.20	S7° 41' 26.67"W
L150	84.65	N6° 16' 57.70"E
L151	170.29	S54° 12' 02.51"E
L152	73.88	N7° 41' 26.67"E
L153	189.73	S6° 03' 58.02"W
L154	263.53	N6° 16' 44.75"E
L155	16.12	N6° 16' 44.75"E
L156	84.30	N7° 41' 26.67"W
L157	135.07	S5° 23' 56.60"W
L158	243.00	N81° 53' 02.65"W
L159	75.41	N9° 15' 33.91"E
L160	31.76	N6° 16' 44.75"E
L161	31.76	S7° 24' 30.99"W
L162	47.63	N6° 16' 44.75"E
L163	47.63	S6° 03' 58.02"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	26.71	17.00	90.02	N82° 05' 51"E	24.05
C2	109.46	225.00	27.87	N23° 09' 05"E	108.38
C4	29.13	55.00	30.34	S18° 15' 51"E	28.79
C5	51.99	75.00	39.72	S13° 34' 42"E	50.95
C6	50.26	55.00	52.36	N23° 05' 12"E	48.53
C7	50.26	55.00	52.36	S75° 26' 40"W	48.53
C8	50.26	55.00	52.36	S52° 11' 51"E	48.53
C9	50.26	55.00	52.36	S0° 09' 37"W	48.53
C10	18.87	55.00	19.65	S36° 10' 00"W	18.77
C11	51.99	75.00	39.72	S26° 08' 12"W	50.95
C13	82.12	275.00	17.11	S28° 32' 02"W	81.81
C14	26.70	17.00	89.98	S7° 54' 09"E	24.04
C15	11.53	225.00	2.94	N7° 44' 48"E	11.53
C16	65.76	275.00	13.70	N13° 07' 46"E	65.60

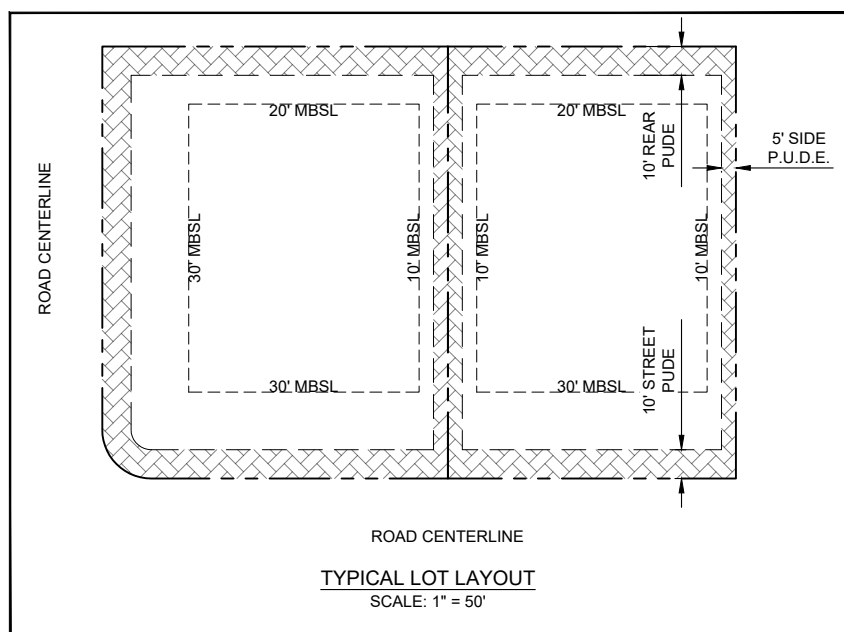
Parcel Area Table		
PARCEL	SQ. FT.	ACRES
1	25120.17	0.58
2	15038.83	0.35
3	15064.43	0.35
4	15130.34	0.35
5	15104.74	0.35
6	15155.95	0.35
7	15181.56	0.35
8	15023.80	0.34
9	15048.79	0.35
10	15073.79	0.35
11	15098.78	0.35
12	15226.20	0.35
13	22785.21	0.52
14	19345.59	0.44
15	21640.00	0.50

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
14	16743.72	0.38
15	16667.48	0.38
16	15232.05	0.35
17	15236.88	0.35
18	15228.37	0.35
19	15225.93	0.35
20	15199.98	0.35
21	15168.30	0.35
24	15220.05	0.35
25	15060.73	0.35
26	15000.48	0.34
27	15042.87	0.35
28	17491.88	0.40
29	25306.22	0.58



LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
△	CALCULATED POINT
■	CONCRETE MONUMENT
◆	FIRE HYDRANT
⊙	SEWER MANHOLE
---	SANITARY SEWER FORCE MAIN (TYP.)
---	WATER LINE (TYP.)
---	SANITARY SEWER LINE (TYP.)
---	STORMWATER LINE (TYP.)

Open Space Areas		
PARCEL	SQ. FT.	ACRES
OS: 1	41985.30	0.96
OS: 2	53840.31	1.24
OS: 3	12771.26	0.29
OS: 4	8656.10	0.20
OS: 5	4874.66	0.11



GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY INTO TWENTY NINE (29) SINGLE FAMILY PARCELS AND FIVE (5) OPEN SPACE PARCELS.
- THIS PARCEL IS CURRENTLY ZONED RS-15. THE MINIMUM LOT SIZE IS 15,000 SF.
- 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.
- SUBJECT PROPERTY IS PARCELS 017.00 & 018.00 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 042.
- DEED REFERENCE: DEED BOOK 9674, PAGE 824, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.
- 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.
- THE TOTAL AREA OF THE PROPERTY (IN THIS PHASE) SURVEYED IS 15.68 +/- ACRES.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NOS. 47187C0208F, 47187C0215F, AND 47187C0215F. ALL 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.
- 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.
- ALL PLAT AND DEED RECORDATION REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- THIS SURVEY HAS BEEN SIGNED AND SEALED DIGITALLY.
- 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.).
- ALL COMMON OPEN SPACE, INCLUDING DETENTION/RETENTION PONDS, IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- AS-BUILT SURVEYS AND CERTIFICATIONS WILL BE REQUIRED FOR DETENTION PONDS, PUBLIC STORM INFRASTRUCTURE, AND CUTFILL ON LOTS, PRIOR TO RELEASE OF FINAL PLAT.
- ALL OPEN SPACE AREAS ARE DESIGNATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- MINIMUM BUILDING SETBACKS SHOWN FOR LOT 15 ARE BASED ON GRADING DISTURBANCE.
- ACCESS TO BOTH LOT 1 AND LOT 29 SHALL BE FROM HATCHER HEIGHTS DRIVE.

OWNER OF RECORD	
INNOVATED CONSTRUCTION COMPANY LLC 7326 FERNVALE ROAD FAIRVIEW, TN 37062 DEED BK. 9674 PG. 824, MAP 022 PARCELS 017.00 & 018.00	
APPLICANT	
T-SQUARE ENGINEERING 111 SOUTHEAST PARKWAY CT FRANKLIN, TN 37064 615.678.8212	

CERTIFICATE OF 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: 10-31-2025 CITY OF FAIRVIEW REPRESENTATIVE

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: 10-31-2025 MIDDLE TENNESSEE ELECTRIC, REPRESENTATIVE

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 "HATCHER HEIGHTS SUBDIVISION" 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: 10-31-2025 NAME & TITLE OF AUTHORIZED APPROVING AGENT

DATE: 10-31-2025 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 PROVIDED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

DATE: 10-31-2025 EMA DEPARTMENT & TITLE

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: 10-31-2025 SECRETARY, CITY OF FAIRVIEW PLANNING COMMISSION

DATE: 10-31-2025 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: 10-31-2025 PLANNING 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: 10-31-2025 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 9674, PAGE 824, 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: 10-31-2025 OWNER

REVISIONS

NO.	DATE	REVISED PER CITY COMMENTS
1	10-31-25	

DATE: 9-26-2025
SCALE:
DRAWN BY: DSW
REVIEWER:

FINAL PLAT
MAP 022, PARCELS 017.00 & 018.00
FAIRVIEW, WILLIAMSON COUNTY, TENNESSEE



10-31-2025

PROJECT
22-0509

SHEET
1 OF 1