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 5312, PAGE 734 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 — DAVID AARON BEARD

DATE — DENEANNA BEARD

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 THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE CITY. THIS SURVEY IS A CATEGORY "I" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000 AS SHOWN HEREON.

RANDOLPH L. CHAPDELAINE, R.L.S. # 1444 — 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 — DATE
PLANNING DEPARTMENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEM(S) OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT ENTITLED BEARD 1 LOT SUBDIVISION 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.

WATER AUTHORITY OF DICKSON COUNTY — DATE
NAME/TITLE/AGENCY OF
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

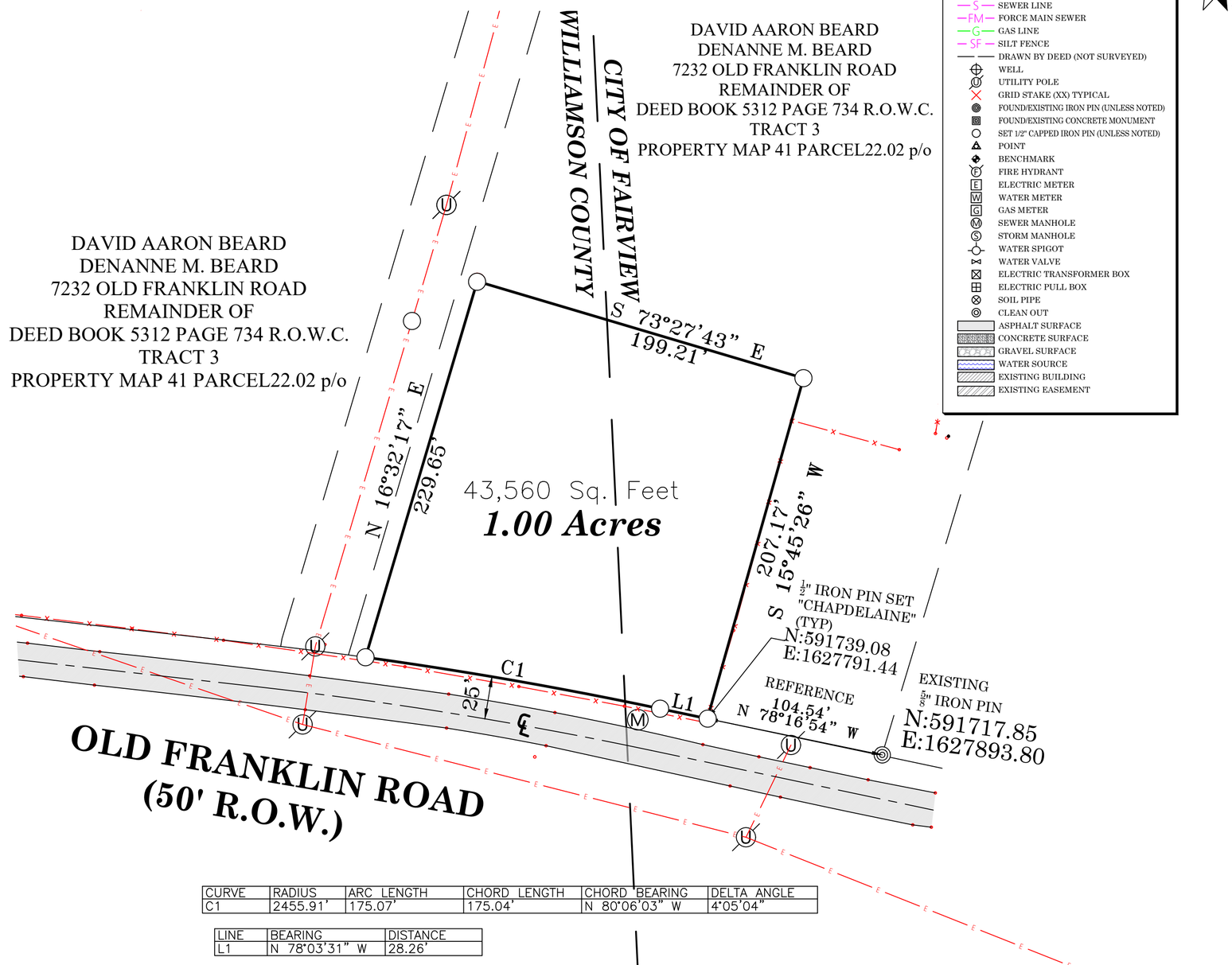
I HEREBY CERTIFY TO THE WATER AUTHORITY OF DICKSON COUNTY, THAT THE WATER SYSTEM OR SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED BEARD 1 LOT SUBDIVISION HAS/HAVE BEEN INSTALLED WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

WATER AUTHORITY OF DICKSON COUNTY — DATE
NAME/TITLE/AGENCY OF
AUTHORIZED APPROVING AGENT

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 — DATE
PLANNING COMMISSION



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2455.91'	175.07'	175.04'	N 80°06'03" W	4°05'04"

LINE	BEARING	DISTANCE
L1	N 78°03'31" W	28.26'

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A ____ LOT SUBDIVISION.
2. POTABLE WATER FOR PROPERTY SERVED BY _/ NO POTABLE WATER AVAILABLE, PROPERTY TO BE SERVED BY PRIVATE WELL.
3. THE SUBJECT PROPERTY LIES IN A ZONE "_" (_) AS SHOWN ON FIRM MAP _ DATED _.
4. ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORS.
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. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
6. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
7. THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
8. 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 AND A WETLAND DELINEATION CONSULTANT PRIOR TO 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 SERVICE.
9. TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.

PRELIMINARY NOT FOR CONSTRUCTION, RI
PURPOSES OR IMPLEMENTATION

LEGEND

- PROPERTY LINE
- CENTER LINE
- UE — UNDERGROUND ELECTRIC LINE
- E — OVERHEAD ELECTRIC LINE
- T — TELECOMMUNICATION LINE
- X — 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
- GRID STAKE (XX) TYPICAL
- FOUND/EXISTING IRON PIN (UNLESS NOTED)
- FOUND/EXISTING CONCRETE MONUMENT
- SET 1/2" CAPPED 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 PIPE
- CLEAN OUT
- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- WATER SOURCE
- EXISTING BUILDING
- EXISTING EASEMENT

N
STATE PLANE NORTH
(NAD83 NAVD88)

CHAPDELAINE & ASSOCIATES
LAND SURVEYING

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

SITE MAP
N.T.S.

RANDOLPH L. CHAPDELAINE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1444

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
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 BRx7
b. POSITIONAL ACCURACY: 0.05 FEET
c. DATE OF SURVEY: 07/29/2026
d. DATUM / EPOCH: NAD83 (2011) EPOCH (2010.00)
e. PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
f. GEOID MODEL: GEOID 18
g. COMBINED GRID FACTOR:0.99992480

SHON S. KEETON R.L.S. # 2893 — DATE

PROPERTY OWNERS:
DAVID AARON BEARD
DENEANE BEARD

OLD FRANKLIN ROAD
PART OF DEED BOOK 5312 PAGE 734 R.O.W.C.
TRACT 3
1st CIVIL DISTRICT OF WILLIAMSON COUNTY,
CITY OF FAIRVIEW, TENNESSEE
PROPERTY MAP 46 PARCEL 22.02p/o

REVISION #	DATE

DATE:	AUGUST 03, 2026
DRAWN BY:	RLC
JOB #:	9216
SCALE:	1" = 50'

0 — 50 — 100

V-1.1

MINOR SUBDIVISION
BEARD 1 LOT SUBDIVISION