

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 8028, PAGE 236, 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: _____ OWNER: _____
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 WILLIAMSON COUNTY, TENNESSEE REGIONAL 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 COUNTY ENGINEER.

DATE: 9-28-21 BY: David A. Parker
REGISTERED LAND SURVEYOR
DAVID A. PARKER
850 MIDDLE TENNESSEE BLVD.
MURFREESBORO, TN 37129
(615) 890-7901

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: _____ EMA DEPARTMENT _____ TITLE _____

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: _____ CITY OF FAIRVIEW PLANNING DEPARTMENT _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEM OR SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "REVISION 8 ADDITION TO PHASE TWO ADEN WOODS OF CASTLEBERRY SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE 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.

SEWER SYSTEM: 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 "REVISION 8 ADDITION TO PHASE TWO ADEN WOODS OF CASTLEBERRY SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE 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: WATER AUTHORITY OF DICKSON COUNTY

DATE: _____ NAME, TITLE & AGENCY OF AUTHORIZED APPROVING AGENT _____

CERTIFICATE OF THE 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: _____ CITY OF FAIRVIEW REPRESENTATIVE _____

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 THE RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: _____ SECRETARY - CITY OF FAIRVIEW PLANNING COMMISSION _____

DATE: _____ CHAIRMAN - CITY OF FAIRVIEW PLANNING COMMISSION _____

LEGEND

- EXISTING IRON PIN
- SET IRON PIN
- UTILITY POLE w/GUY
- FIRE HYDRANT
- ⊠ WATER METER
- ⊕ WATER VALVE
- 8"W—8"W— EXISTING WATER LINE
- W—W— PROPOSED WATER LINE
- 3"FM—2"FM— FORCEMAIN SEWER LINE
- OHE— OVERHEAD ELECTRIC
- x—x—x—x— FENCE (AS NOTED)
- STM— STORM PIPE

OWNER / DEVELOPER:
BRANDON ROBERTSON
A-1 HOME BUILDERS, INC.
2020 FIELDSTONE PKWY SUITE 900-220
FRANKLIN, TN 37069

DEED REFERENCE:
TAX MAP 46S,
PARCEL 100, 2.00, 3.00, 4.00, 5.00, 6.00, 7.00, 8.00, 9.00, 10.00, 11.00, 12.00,
13.00, 14.00, 15.00, 16.00, 17.00, 18.00, 19.00, 20.00, 11.03 AND A PORTION OF 11.04
R.B.K. 8028, PG. 236
WILLIAMSON COUNTY

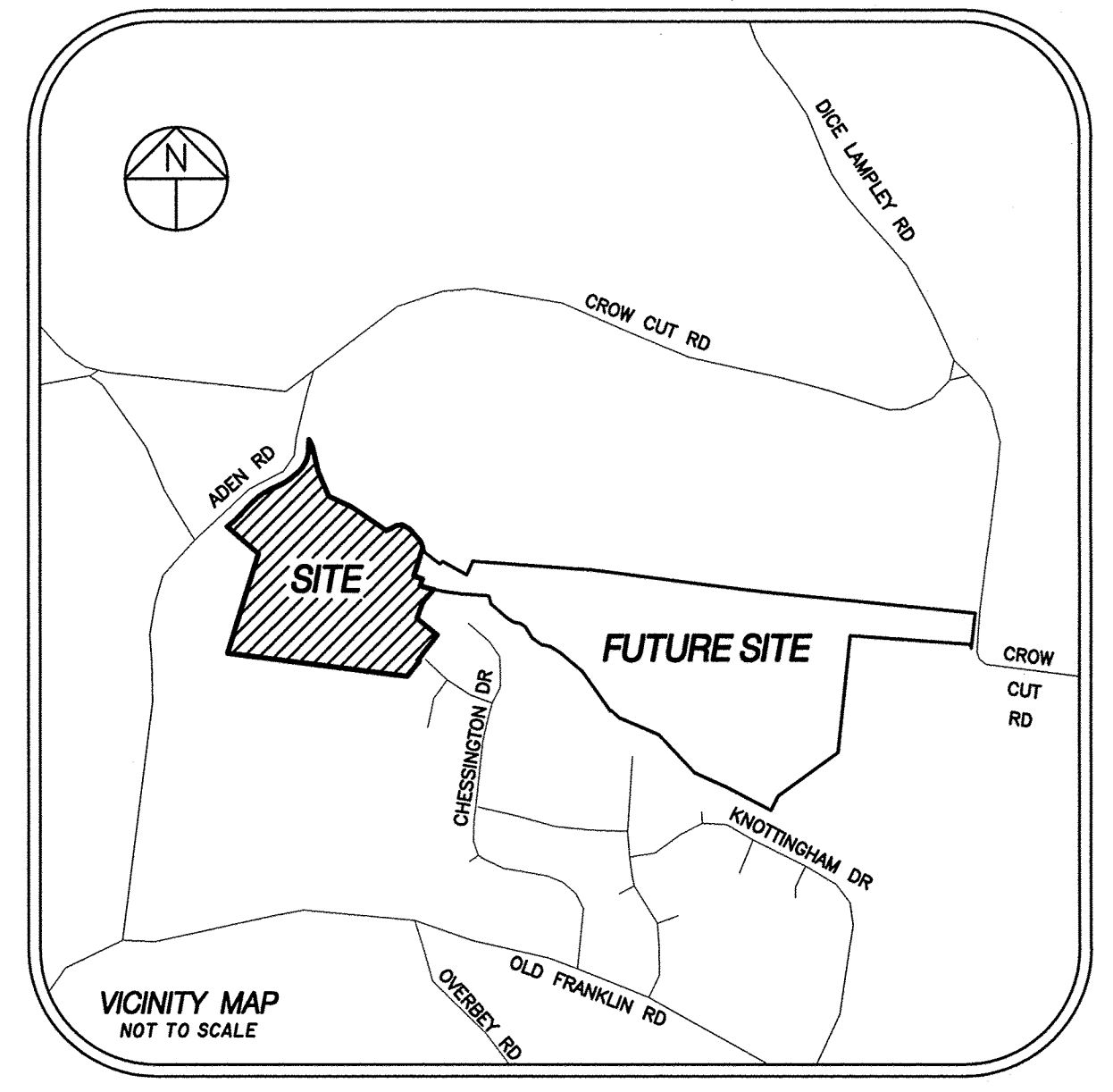
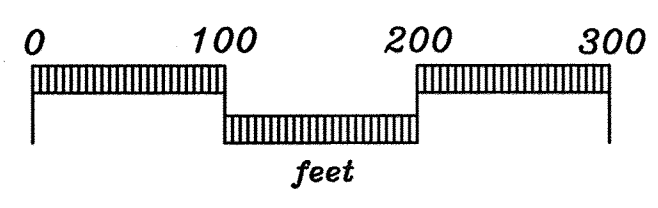
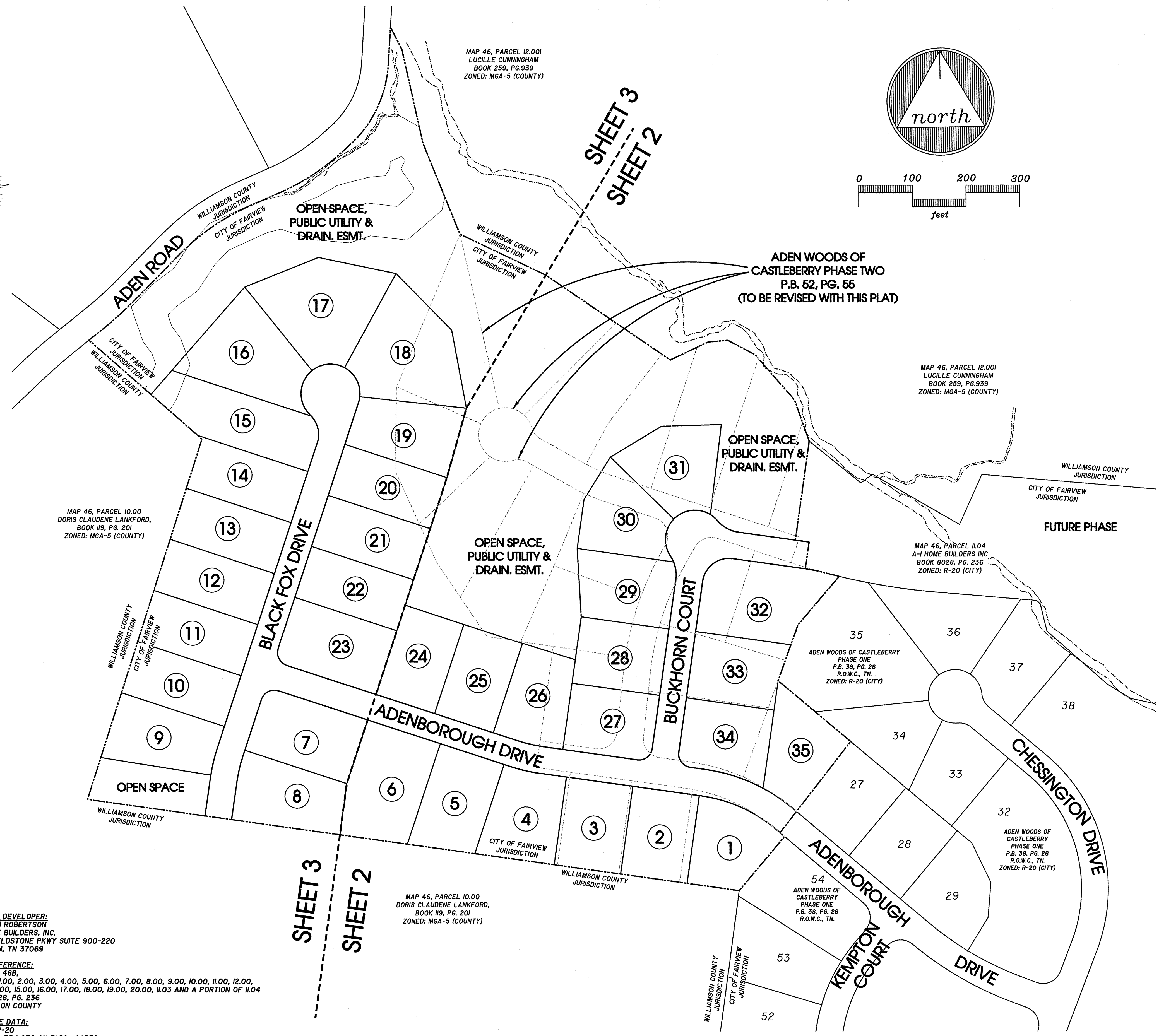
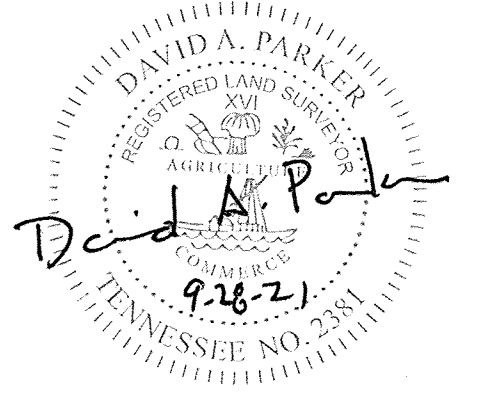
LAND USE DATA:
ZONED: R-20
PHASE 2: 35 LOTS ON 31.59± ACRES
MIN. LOT SIZE = 20,000 SQ.FT.

YARD REQUIREMENTS:
FRONT: 35'
SIDE: 15'
REAR: 20'

SPECIAL NOTES:
1) SIDEWALKS WILL BE RESPONSIBILITY OF LOT OWNER/BUILDER IN ACCORDANCE WITH SUBDIVISION REGULATIONS.
2) MPE'S ARE DUE TO LOCAL DRAINAGE.
3) ALL STREET SIGNS SHALL MEET MUTCD REQUIREMENTS. COORDINATE WITH CITY TRAFFIC ENGINEER.

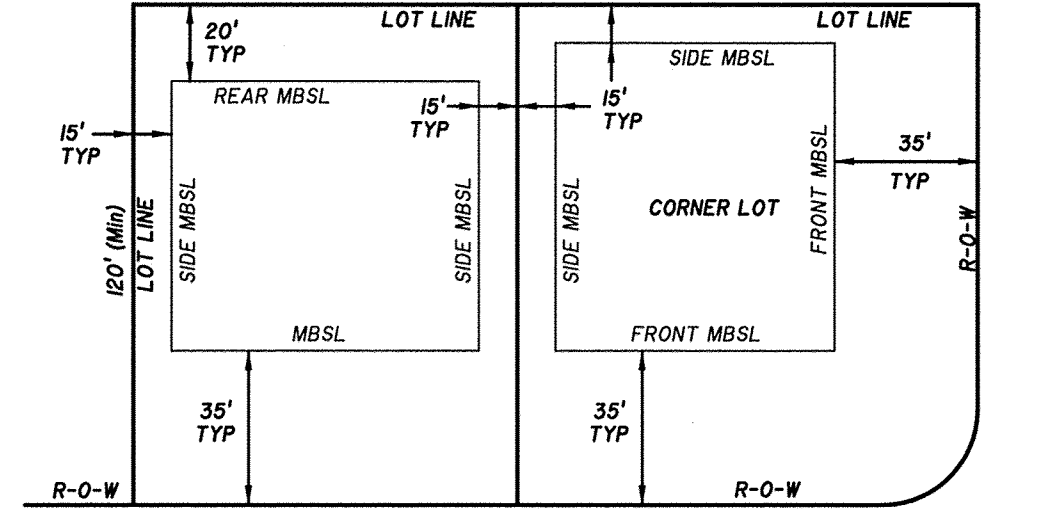
DATE OF RECORDING: _____
TIME OF RECORDING: _____
PLAT BOOK _____, PAGE _____

UTILITY CONTACTS:
ELECTRIC UTILITY:
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
2155 EDWARD CURD LANE
FRANKLIN, TN 37067
CONTACT: JONATHAN MCPHERSON
EMAIL: JONATHAN.MCPHERSON@MTEMC.COM
CIVIL ENGINEER:
SITE ENGINEERING CONSULTANTS, INC.
850 MIDDLE TENNESSEE BLVD.
MURFREESBORO, TN 37129
CONTACT: MATT TAYLOR
EMAIL: MTAYLOR@SEC-CIVIL.COM
WATER & SEWER UTILITY:
WATER AUTHORITY OF DICKSON COUNTY
101 COWEN RD.
DICKSON, TN 37055
CONTACT: MICHAEL ROGERS
PHONE: (615) 441-4186
EMAIL: MROGERS@WADC.US



SURVEYOR'S NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 35 RESIDENTIAL LOTS, TO CREATE 2 OPEN SPACE FOR STORM WATER AND ROAD RIGHT-OF-WAY.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES (NAD-83).
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "AE" AND "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4787C015 F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470242, PANEL NO. 035, SURFIX "X", WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "AE" UNDER "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS BASE FLOOD ELEVATIONS DETERMINED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. MINIMUM BUILDING SETBACK LINES:
FOR STANDARD LOTS:
FRONT = 35' SIDE = 15' REAR = 20'
FOR CORNER LOTS:
BOTH FRONTS = 35' BOTH SIDES = 15'
(CORNER LOTS HAVE NO REAR SETBACKS) UNLESS OTHERWISE SHOWN ON PLAT
5. PROPERTY IS CURRENTLY ZONED "R-20".
6. SITE IS LOCATED ON PROPERTY TAX MAP: 46S, PARCEL 100, 2.00, 3.00, 4.00, 5.00, 6.00, 7.00, 8.00, 9.00, 10.00, 11.00, 12.00, 13.00, 14.00, 15.00, 16.00, 17.00, 18.00, 19.00, 20.00, 11.03
R.B.K. 8028, PG. 236, WILLIAMSON COUNTY
7. THIS FINAL PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH. PROPERTY IS SUBJECT TO ANY OR ALL RESTRICTIONS OR EASEMENTS, OF RECORD OR BY PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
8. TOTAL NUMBER OF LOTS IN REVISED PHASE 2 = 35.
TOTAL AREA IN REVISED PHASE 2 = 3159 ACRES.
TOTAL AREA IN PHASE 2 RIGHT-OF-WAY = 3.15 ACRES.
9. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING ON THE LOT OR UNDER THE HOUSE, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
10. THE DRAINAGE EASEMENTS (OR THE DRAINAGE DISCHARGE POINTS) SHOWN HEREON ESTABLISH THE PERPETUAL RIGHT TO DISCHARGE STORM WATER RUNOFF FROM THE HIGHWAY AND FROM THE SURROUNDING AREA ONTO AND OVER THE AFFECTED PREMISES BY MEANS OF PIPES, CULVERTS, OR DITCHES, OR A COMBINATION THEREOF, TOGETHER WITH THE RIGHT OF THE HOLDER OF FEE TITLE TO THE ROADWAY, OR AUTHORIZED REPRESENTATIVES, TO ENTER SAID PREMISES FOR PURPOSES OF MAKING SUCH INSTALLATIONS AND DOING SUCH MAINTENANCE WORK AS SAID HOLDER OF FEE TITLE MAY DEEM NECESSARY TO ADEQUATELY DRAIN THE ROADWAY AND SURROUNDING AREA.
11. THE ADEN WOODS PHASE TWO HOMEOWNERS ASSOCIATION'S RESTRICTIVE COVENANTS AND CONDITIONS IS RECORDED IN R.B.K. _____ PG. ____ A SUPPLEMENTARY DECLARATION ANNEXING AND PROVIDING RESTRICTIVE COVENANTS FOR ADEN WOODS PHASE TWO SUBDIVISION, IS RECORDED IN R.B.K. _____ PG. ____ A SUPPLEMENTARY DECLARATION OF RESTRICTIVE COVENANTS FOR EACH SUBSEQUENT SECTION IN THE ADEN WOODS PHASE TWO SUBDIVISION HAS BEEN OR WILL BE RECORDED.



FINAL PLAT

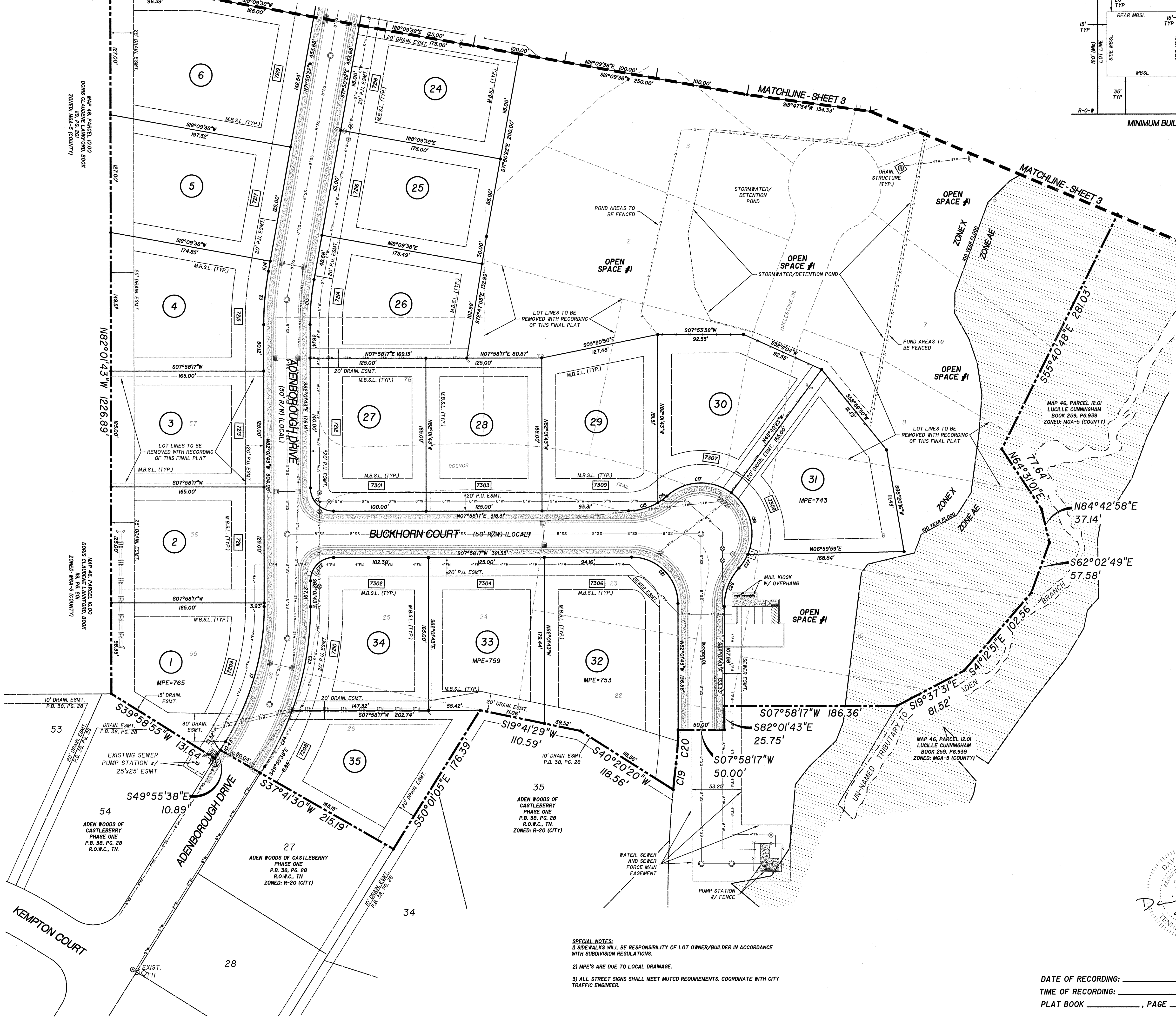
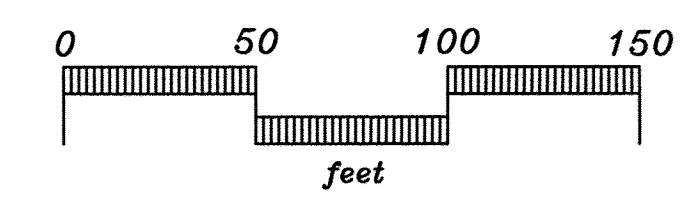
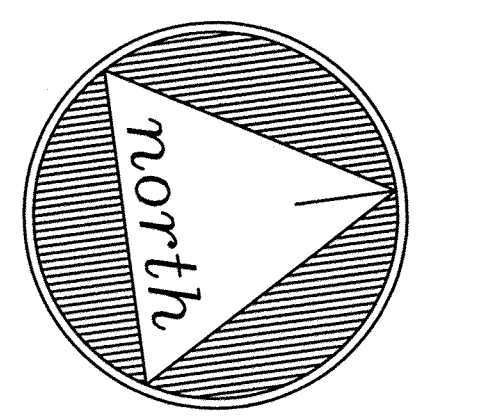
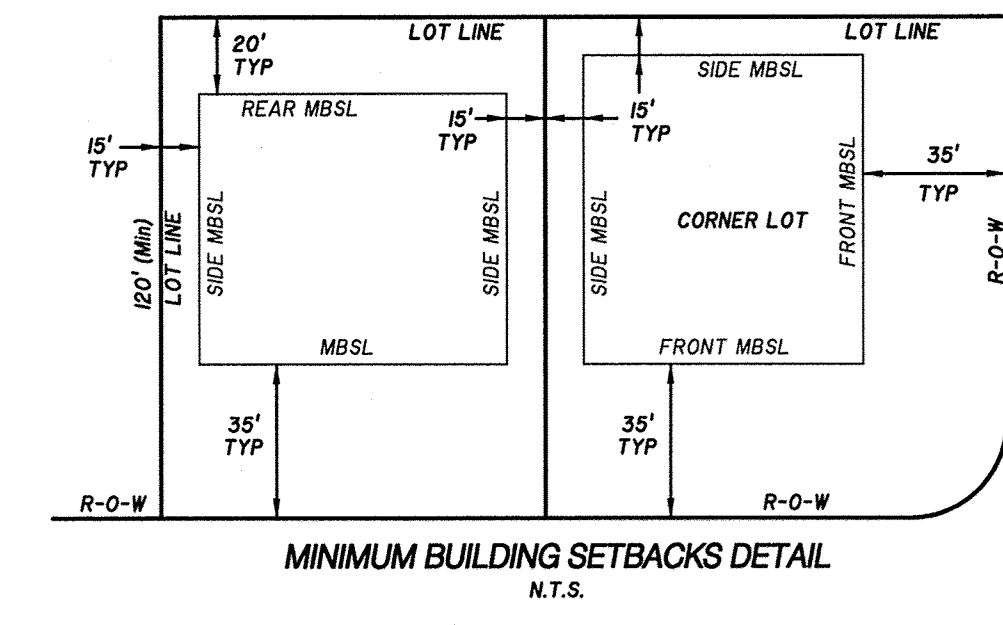
REVISION & ADDITION TO PHASE TWO ADEN WOODS OF CASTLEBERRY SUBDIVISION

TAX MAP 46, PARCEL 11.03, CITY OF FAIRVIEW, FIRST CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567
WWW.SEC-CIVIL.COM

PROJ. # 19310.05	DATE: 9/7/2021 REV: 9/28/2021	FILE: ADENWOODS 2 FINALPLAT	DRAWN BY: ATS	SCALE: 1" = 100'	SHEET 1 OF 3
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MATCHLINE - SHEET 3



CURVE TABLE

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	TANGENT	CRD BEARING	CRD LENGTH		
C1	03°06'00"	275.00'	64.08'	175.2'	165°58'00"	152.07'	1	21,004	0.48
C2	00°10'20"	325.00'	57.80'	28.9'	N76°58'03"W	57.72'	2	20,625	0.47
C3	09°00'00"	25.00'	39.27'	25.00'	S63°09'36"W	35.35'	3	20,625	0.47
C4	00°10'20"	275.00'	48.90'	24.50'	S19°53'57"W	48.84'	4	22,391	0.51
C5	00°10'17"	325.00'	57.4'	25.95'	N63°59'59"W	56.68'	5	23,781	0.53
C6	08°28'37"	50.00'	53.65'	29.73'	N12°34'41"W	51.1'	6	29,093	0.67
C7	00°10'46"	50.00'	2.75'	13.7'	N44°53'22"W	2.75'	7	24,866	0.57
C8	00°10'17"	325.00'	55.00'	33.74'	S68°08'16"W	62.80'	8	23,206	0.53
C9	06°29'53"	55.00'	64.78'	36.75'	N84°56'16"E	61.1'	9	22,446	0.52
C10	06°29'53"	55.00'	64.78'	36.75'	S27°33'59"E	61.1'	10	20,226	0.46
C11	00°10'17"	325.00'	55.00'	15.00'	S28°02'26"W	64.7'	11	20,394	0.47
C12	09°00'00"	25.00'	39.27'	25.00'	S26°50'22"E	35.35'	12	20,401	0.47
C13	00°10'20"	275.00'	48.90'	24.50'	S76°56'03"E	48.84'	13	20,489	0.47
C14	09°00'00"	25.00'	39.27'	25.00'	S52°58'17"E	35.35'	14	20,593	0.47
C15	03°04'02"	62.00'	33.26'	17.04'	N07°23'44"W	32.86'	15	28,866	0.66
C16	01°13'41"	62.00'	12.81'	6.09'	N28°22'35"W	12.13'	16	30,193	0.69
C17	07°18'02"	55.00'	75.10'	44.73'	N05°10'05"E	68.46'	17	34,343	0.79
C18	07°18'02"	55.00'	75.10'	44.08'	N83°10'22"E	68.80'	18	34,343	0.79
C19	00°20'03"	120.05'	27.96'	13.98'	N75°41'28"W	27.96'	19	22,466	0.52
C20	00°20'03"	120.05'	27.96'	18.36'	N78°31'35"W	36.65'	20	20,000	0.46
C21	09°00'00"	50.00'	78.64'	50.00'	S28°08'17"W	73.77'	21	20,000	0.46
C22	09°00'00"	25.00'	39.27'	25.00'	S37°01'43"E	35.35'	22	20,000	0.46
C23	02°10'30"	325.00'	14.44'	57.82'	S77°56'29"E	13.88'	23	24,866	0.57
C24	00°10'17"	325.00'	67.68'	33.95'	S58°33'22"E	67.23'	24	20,125	0.46
C25	00°10'46"	325.00'	6.06'	3.03'	S08°30'19"W	6.06'	25	20,132	0.46
C26	04°57'43"	62.00'	45.41'	23.78'	N6°02'51"W	44.40'	26	20,631	0.47
C27	00°10'17"	325.00'	17.43'	8.80'	N49°09'27"W	17.38'	27	20,491	0.47
C28	044°27'01"	220.79'	17.29'	90.22'	S28°33'55"W	167.03'	28	20,625	0.47
C29	018°23'09"	420.43'	134.92'	68.04'	S56°59'01"W	134.34'	29	22,000	0.51
C30	00°10'17"	415.21'	158.40'	80.17'	S55°19'53"W	157.44'	30	21,728	0.50
C31	00°27'47"	74.97'	33.10'	46.63'	S48°03'02"W	33.06'	31	23,616	0.54
C32							32	21,127	0.49
C33							33	23,715	0.55
C34							34	21,620	0.50
C35							35	21,308	0.49
C36							36	16,006	0.32
C37							37	16,908	0.39
C38							38	415/30	3.53

LOT AREA TABLE

Area	Sq. Feet	Acres
1	21,004	0.48
2	20,625	0.47
3	20,625	0.47
4	22,391	0.51
5	23,781	0.53
6	29,093	0.67
7	24,866	0.57
8	23,206	0.53
9	22,446	0.52
10	20,226	0.46
11	20,394	0.47
12	20,401	0.47
13	20,489	0.47
14	20,593	0.47
15	28,866	0.66
16	30,193	0.69
17	34,343	0.79
18	34,343	0.79
19	22,466	0.52
20	20,000	0.46
21	20,000	0.46
22	20,000	0.46
23	24,866	0.57
24	20,125	0.46
25	20,132	0.46
26	20,631	0.47
27	20,491	0.47
28	20,625	0.47
29	22,000	0.51
30	21,728	0.50
31	23,616	0.54
32	21,127	0.49
33	23,715	0.55
34	21,620	0.50
35	21,308	0.49
36	16,006	0.32
37	16,908	0.39
38	415/30	3.53

OWNER / DEVELOPER:
A-1 HOME BUILDERS, INC. C/O BRANDON ROBERTSON
2020 FIELDSTONE PKWY SUITE 900-220
FRANKLIN, TN 37069

DEED REFERENCE:
TAX MAP 46B,
PARCEL 1.00, 2.00, 3.00, 4.00, 5.00, 6.00, 7.00, 8.00, 9.00, 10.00, 11.00, 12.00,
13.00, 14.00, 15.00, 16.00, 17.00, 18.00, 19.00, 20.00, 11.03 AND A PORTION OF 11.04
WILLIAMSON COUNTY

LAND USE DATA:
ZONED: R-20
PHASE 2: 35 LOTS ON 315± ACRES
MIN. LOT SIZE = 20,000 SQ.FT.

YARD REQUIREMENTS:
FRONT: 35'
SIDE: 15'
REAR: 20'

LEGEND

- EXISTING IRON PIN
- SET IRON PIN
- ⊕ UTILITY POLE w/GUY
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- 8" w/ 8" — EXISTING WATER LINE
- w/ — PROPOSED WATER LINE
- 3" w/ 2" — FORCE MAIN SEWER LINE
- ONE — OVERHEAD ELECTRIC
- x — x — x — FENCE (AS NOTED)

UTILITY CONTACTS:
ELECTRIC UTILITY:
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
216 EDWARD GORD LANE
FRANKLIN, TN 37067
CONTACT: JONATHAN MCPHERSON
EMAIL: JONATHAN.MCPHERSON@MTEMC.COM

CIVIL ENGINEER:
SITE ENGINEERING CONSULTANTS, INC.
450 MIDDLE TENNESSEE BLVD.
MURFREESBORO, TN 37129
CONTACT: MATT TAYLOR
EMAIL: MTAYLOR@SEC-CIVIL.COM

WATER & SEWER UTILITY:
WATER AUTHORITY OF DICKSON COUNTY
101 COWEN RD.
DICKSON, TN 37055
CONTACT: MICHAEL ROGERS
PHONE: (615) 441-1185
EMAIL: MROGERS@WADC.US



FINAL PLAT

REVISION & ADDITION TO PHASE TWO
ADEN WOODS OF CASTLEBERRY
SUBDIVISION

TAX MAP 46, PARCEL 11.03, CITY OF FAIRVIEW,
FIRST CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS
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PROJ. #	DATE: 9/7/2021	FILE:	DRAWN BY:	SCALE:	SHEET
19310.05	REV: 9/28/2021	ADENWOODS 2 FINALPLAT	ATS	1" = 50'	2 OF 3

SPECIAL NOTES:
1) SIDEWALKS WILL BE RESPONSIBILITY OF LOT OWNER/BUILDER IN ACCORDANCE WITH SUBDIVISION REGULATIONS.
2) MPE'S ARE DUE TO LOCAL DRAINAGE.
3) ALL STREET SIGNS SHALL MEET MUTCD REQUIREMENTS. COORDINATE WITH CITY TRAFFIC ENGINEER.

DATE OF RECORDING: _____
TIME OF RECORDING: _____
PLAT BOOK _____, PAGE _____

UTILITY CONTACTS:

ELECTRIC UTILITY:
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
255 EDWARD CURD LANE
FRANKLIN, TN 37067
CONTACT: JONATHAN MCPHERSON
EMAIL: JONATHAN.MCPHERSON@MTEMC.COM

CIVIL ENGINEER:
SITE ENGINEERING CONSULTANTS, INC.
850 MIDDLE TENNESSEE BLVD.
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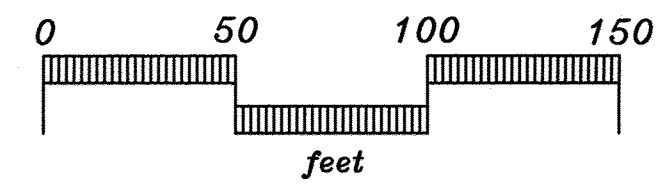
WATER & SEWER UTILITY:
WATER AUTHORITY OF DICKSON COUNTY
101 COWEN RD.
DICKSON, TN 37055
CONTACT: MICHAEL ROGERS
PHONE: (615) 441-4188
EMAIL: MROGERS@WADC.US

MAP 46, PARCEL 10.00
DORIS CLAUDINE LANFORD,
BOOK 89, PG. 201
ZONED: MGA-5 (COUNTY)

CURVE TABLE

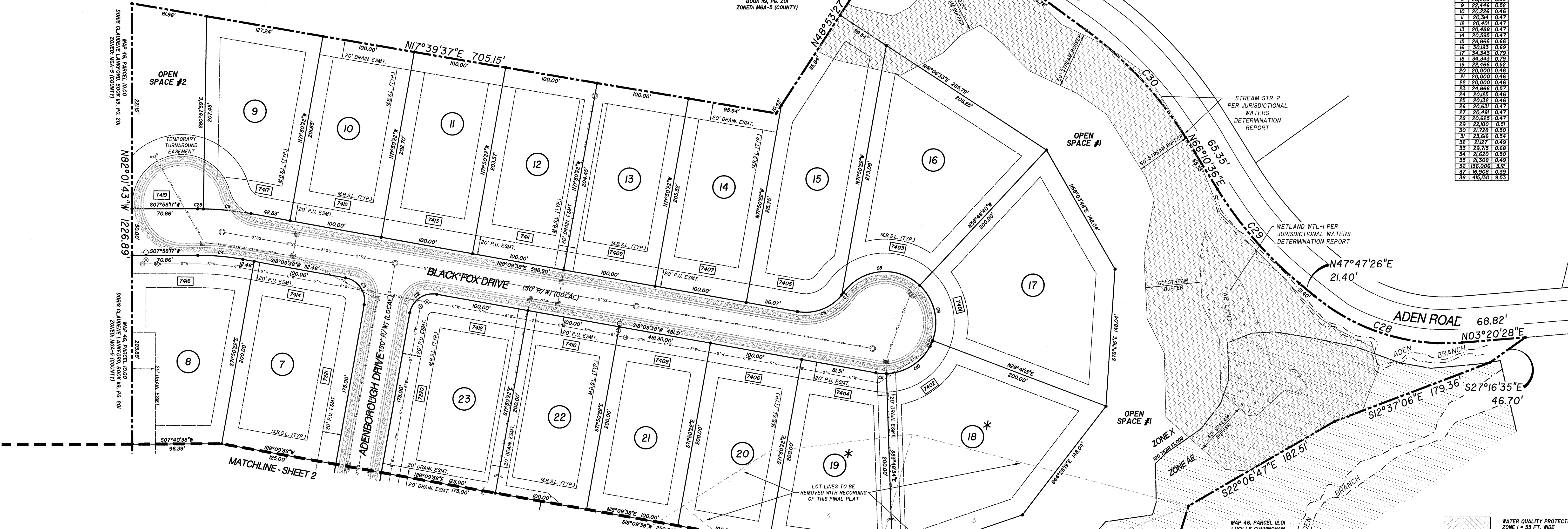
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	032°06'00"	275.00'	154.08'	79.12'	N65°56'40"W	152.07'
C2	010°11'00"	325.00'	57.80'	28.97'	N75°55'03"W	57.72'
C3	090°00'00"	25.00'	39.27'	25.00'	S63°09'38"W	35.36'
C4	010°11'00"	275.00'	48.90'	24.52'	S13°03'57"W	48.84'
C5	009°07'11"	325.00'	50.74'	25.92'	N73°53'59"E	50.69'
C6	06°28'37"	50.00'	33.65'	29.73'	N6°34'41"W	34.11'
C7	003°08'46"	50.00'	2.75'	1.37'	N44°53'22"W	2.75'
C8	09°39'30"	55.00'	33.74'	16.88'	N02°21'47"E	32.80'
C9	06°28'37"	50.00'	33.65'	16.79'	N6°46'16"E	33.61'
C10	06°28'37"	55.00'	64.79'	36.75'	S2°33'51"E	61.11'
C11	010°11'00"	55.00'	11.50'	5.77'	S12°10'22"W	11.47'
C12	090°00'00"	25.00'	39.27'	25.00'	S26°50'22"E	35.36'
C13	010°11'00"	275.00'	48.90'	24.52'	S75°56'03"E	48.84'
C14	090°00'00"	25.00'	39.27'	25.00'	N52°58'17"E	35.36'
C15	030°44'02"	62.00'	33.26'	17.04'	N0°23'44"W	32.86'
C16	01°13'41"	62.00'	12.15'	6.09'	N28°22'33"W	12.13'
C17	078°19'02"	55.00'	75.18'	44.79'	N05°10'06"E	69.46'
C18	077°23'50"	55.00'	74.32'	44.08'	N83°02'22"E	68.80'
C19	00°20'03"	120.00'	27.96'	13.98'	N75°41'28"W	27.96'
C20	00°00'15"	300.00'	36.67'	18.36'	N78°31'55"W	36.65'
C21	090°00'00"	50.00'	78.54'	50.00'	S52°58'17"W	70.71'
C22	090°00'00"	25.00'	39.27'	25.00'	S37°04'51"E	35.36'
C23	020°10'30"	325.00'	14.44'	7.82'	S77°56'28"E	13.85'
C24	01°55'35"	325.00'	67.65'	33.95'	S55°53'25"E	67.53'
C25	00°04'04"	325.00'	6.06'	3.03'	S08°10'19"W	6.06'
C26	04°57'43"	62.00'	45.41'	23.78'	N6°02'51"W	44.40'
C27	018°10'53"	55.00'	17.45'	8.80'	N49°09'27"W	17.38'
C28	044°22'01"	120.79'	171.29'	90.22'	S23°15'51"W	167.03'
C29	016°23'08"	420.45'	134.92'	68.04'	S56°59'01"W	134.34'
C30	02°51'29"	415.21'	158.40'	80.17'	S55°14'53"W	157.44'
C31	00°27'47"	714.97'	93.13'	46.63'	S48°03'02"W	93.06'

MAP 46, PARCEL 10.00
DORIS CLAUDINE LANFORD,
BOOK 89, PG. 201
ZONED: MGA-5 (COUNTY)



LOT AREA TABLE

Lot	Area Sq. Feet	Area Acres
1	21,004	0.48
2	20,625	0.47
3	20,625	0.47
4	22,391	0.51
5	23,261	0.53
6	23,093	0.52
7	24,866	0.57
8	23,208	0.53
9	22,446	0.51
10	20,226	0.46
11	20,314	0.47
12	20,401	0.47
13	20,469	0.47
14	20,595	0.47
15	28,866	0.66
16	30,193	0.69
17	34,343	0.79
18	34,343	0.79
19	22,468	0.52
20	20,000	0.46
21	20,000	0.46
22	20,000	0.46
23	24,866	0.57
24	20,226	0.46
25	20,152	0.46
26	20,631	0.47
27	20,491	0.47
28	20,625	0.47
29	22,100	0.51
30	21,728	0.50
31	23,611	0.54
32	21,217	0.49
33	29,715	0.68
34	21,620	0.50
35	21,309	0.49
36	156,006	3.57
37	16,909	0.39
38	45,150	1.03



LEGEND

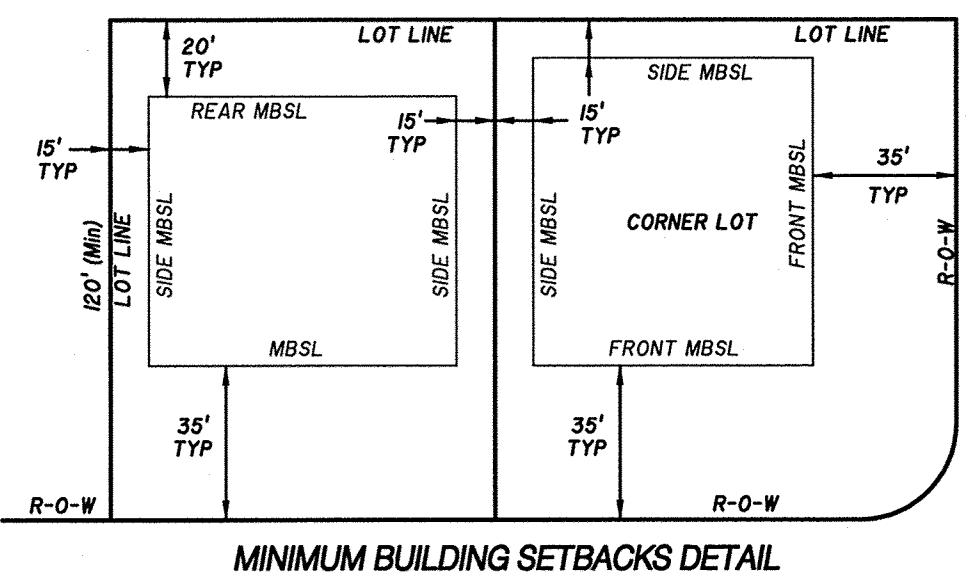
- EXISTING IRON PIN
- SET IRON PIN
- UTILITY POLE w/BUY
- FIRE HYDRANT
- ⊠ WATER METER
- ⊙ WATER VALVE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- 3"FM—2"FM FORCEMAIN SEWER LINE
- OVERHEAD ELECTRIC
- FENCE (AS NOTED)

OWNER / DEVELOPER:
BRANDON ROBERTSON
A-I HOME BUILDERS, INC.
2020 FIELDSTONE PKWY SUITE 900-220
FRANKLIN, TN 37069

DEED REFERENCE:
TAX MAP 46B,
PARCEL 1.00, 2.00, 3.00, 4.00, 5.00, 6.00, 7.00, 8.00, 9.00, 10.00, 11.00, 12.00,
13.00, 14.00, 15.00, 16.00, 17.00, 18.00, 19.00, 20.00, 11.03 AND A PORTION OF 11.04
R.B.K. 802B, PG. 236
WILLIAMSON COUNTY

LAND USE DATA:
ZONED: R-20
PHASE 2: 35 LOTS ON 31.5± ACRES
MIN. LOT SIZE = 20,000 SQ.FT.

YARD REQUIREMENTS:
FRONT: 35'
SIDE: 15'
REAR: 20'



* CRITICAL LOTS:
A CRITICAL LOT PLAN IS REQUIRED CONSISTENT WITH CITY OF FAIRVIEW SUBDIVISION REGULATIONS 4-102 PRIOR TO APPLICATION FOR A BUILDING PERMIT AND SUBMITTED FOR CITY STAFF REVIEW AND APPROVAL.

SPECIAL NOTES:
1) SIDEWALKS WILL BE RESPONSIBILITY OF LOT OWNER/BUILDER IN ACCORDANCE WITH SUBDIVISION REGULATIONS.
2) MPE'S ARE DUE TO LOCAL DRAINAGE.
3) ALL STREET SIGNS SHALL MEET MUTCD REQUIREMENTS. COORDINATE WITH CITY TRAFFIC ENGINEER.

FINAL PLAT

**REVISION & ADDITION TO PHASE TWO
ADEN WOODS OF CASTLEBERRY
SUBDIVISION**

TAX MAP 46, PARCEL 10.03, CITY OF FAIRVIEW,
FIRST CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 19310.05	DATE: 9/7/2021 REV: 9/28/2021	FILE: ADENWOODS 2 FINALPLAT	DRAWN BY: ATS	SCALE: 1" = 50'	SHEET 3 OF 3
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