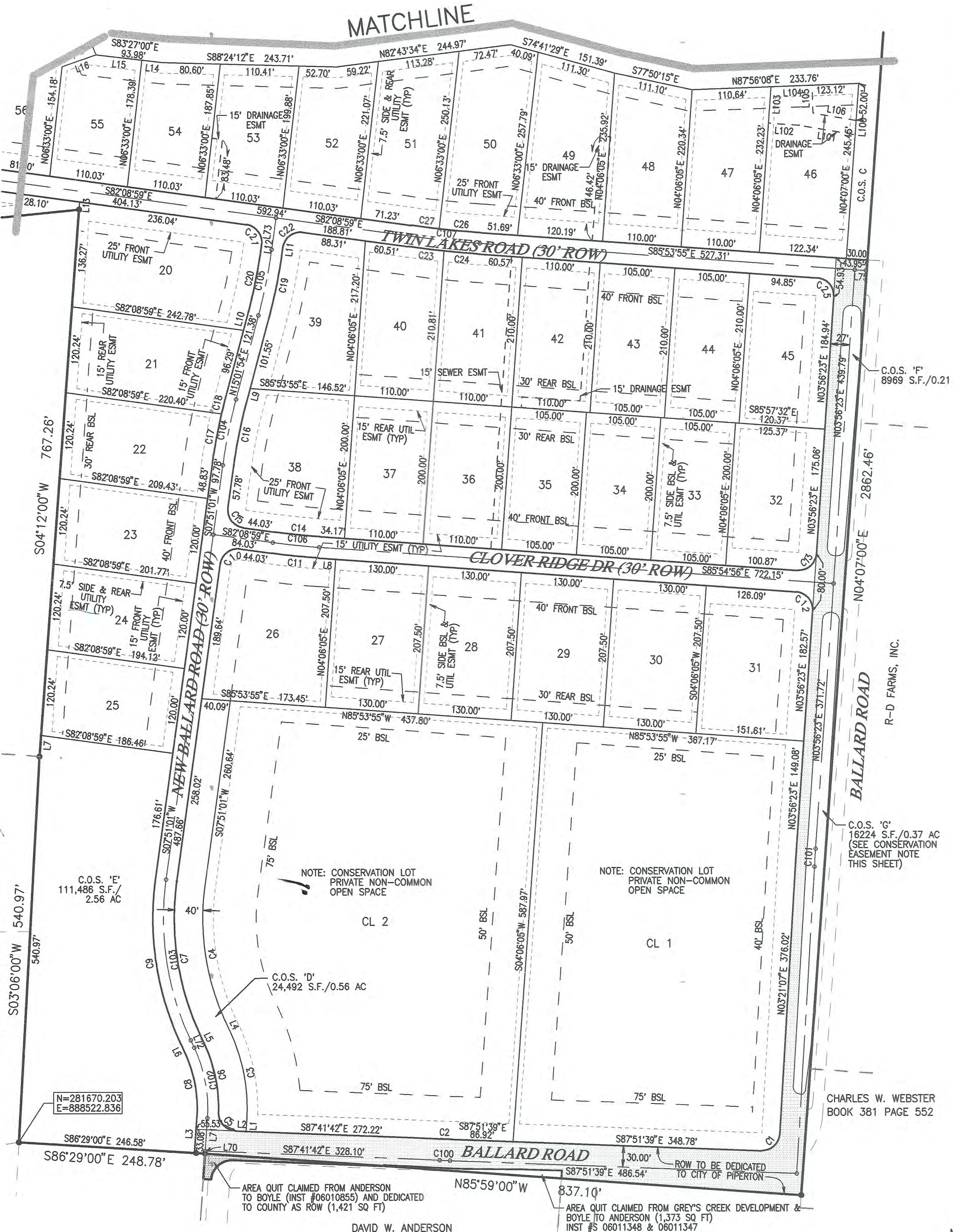
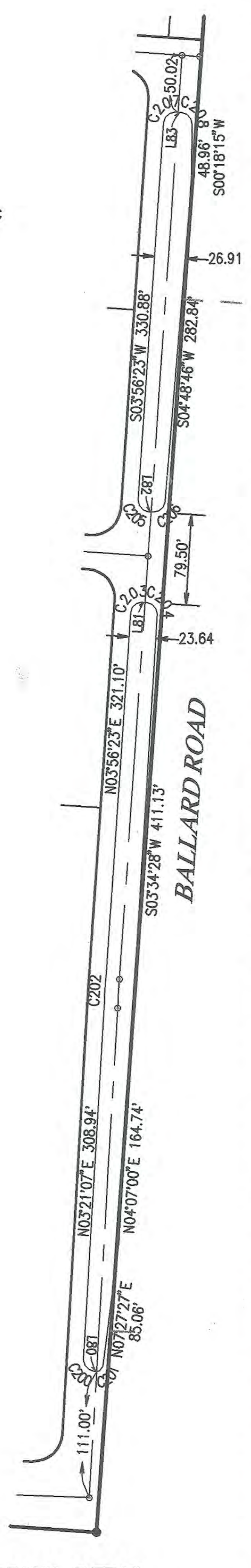
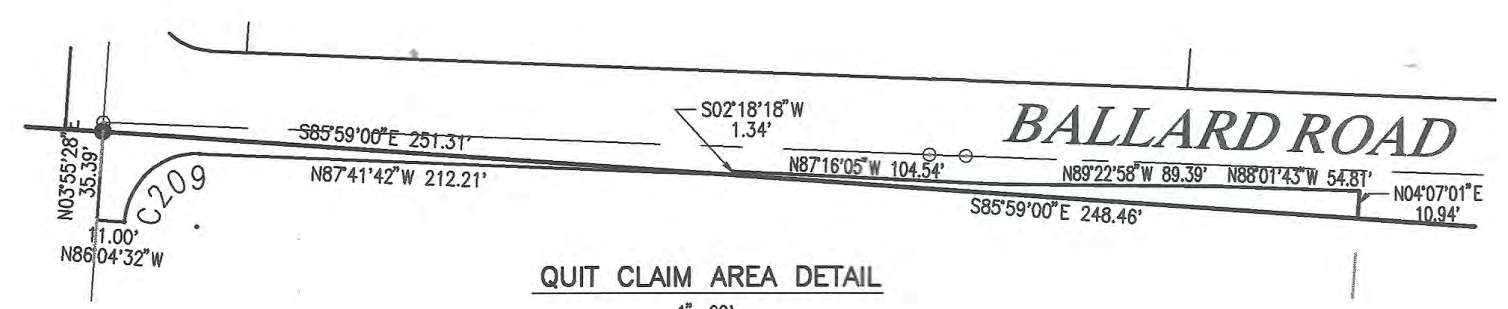




MEDIAN DETAIL

1"=100'



QUIT CLAIM AREA DETAIL

1"=60'

C.O.S. SUMMARY TABLE

C.O.S.	AREA (SF)	AREA (AC)
C.O.S. C	434,050	9.96
C.O.S. D	24,492	0.56
C.O.S. E	111,486	2.56
C.O.S. F	8,969	0.21
C.O.S. G	16,224	0.37

LOT SUMMARY

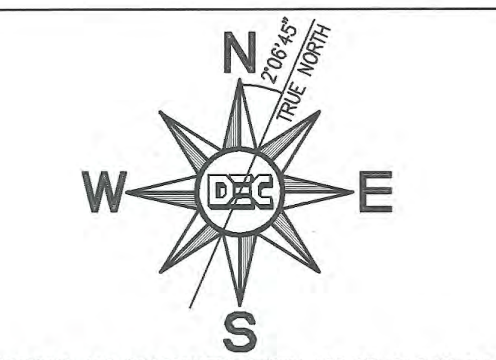
LOT	(SQ FT)	ACRES	MIN F.F.E.
CL 1 (LOT ONLY)	214791.14	4.93	
CL 1 (W/ MEDIAN)	239873.29	5.51	
CL 2	255755.78	5.87	
CL 3	217799.55	5.00	
CL 4	217796.56	5.00	
CL 5	217789.79	5.00	
11	22554.98	0.52	
12	22886.12	0.53	
13	22072.86	0.51	
14	22000.09	0.51	325.15
15	22000.09	0.51	325.15
16	22000.09	0.51	325.15
17	42465.04	0.97	
18	36947.13	0.85	
19	29997.93	0.69	
20	37115.26	0.85	321.25
21	27769.82	0.64	
22	25669.14	0.59	
23	24671.84	0.57	
24	23753.16	0.55	
25	22834.49	0.52	
26	34799.86	0.80	
27	26975.00	0.62	
28	26975.00	0.62	
29	26975.00	0.62	
30	26975.00	0.62	
31	31264.87	0.72	
32	25004.29	0.57	
33	21000.00	0.48	
34	21000.00	0.48	
35	21000.00	0.48	
36	22000.00	0.51	
37	22000.00	0.51	
38	31473.05	0.72	
39	27918.47	0.64	
40	23508.86	0.54	
41	23113.29	0.53	
42	23100.00	0.53	
43	22050.00	0.51	
44	22050.00	0.51	
45	25075.54	0.58	
46	29226.43	0.67	318.30
47	24891.30	0.57	318.30
48	25094.54	0.58	318.30
49	28355.94	0.65	318.30
50	28534.30	0.66	318.30
51	25937.62	0.60	318.30
52	22911.76	0.53	318.30
53	21324.87	0.49	318.30
54	20039.73	0.46	318.30
55	18989.30	0.44	318.30
56	21983.69	0.50	318.30
57	31786.91	0.73	318.30
58	31406.50	0.72	
59	30432.52	0.70	
60	21939.85	0.50	
61	19228.14	0.44	
62	31533.08	0.72	
63	21307.92	0.49	318.30
64	18734.47	0.43	318.30
65	21385.61	0.49	318.30
66	22489.02	0.52	318.30
67	23582.84	0.54	318.30
68	24701.28	0.57	318.30
69	24891.77	0.57	318.30
70	23845.11	0.55	318.30
71	31411.15	0.72	318.30
72	29410.34	0.68	318.30
73	25835.67	0.59	318.30
74	22319.61	0.51	
75	20399.16	0.47	
76	18137.76	0.42	
77	18699.74	0.43	
78	19602.59	0.45	
79	25110.12	0.58	
80	25277.09	0.58	
81	21747.79	0.50	
82	29370.10	0.67	
83	23829.48	0.55	
84	22032.43	0.51	
85	22548.19	0.52	309.35
86	25083.30	0.58	
87	22000.00	0.51	
88	22099.88	0.51	
89	26451.35	0.61	
90	21496.25	0.49	
91	28281.17	0.65	
92	27311.05	0.63	
93	28610.15	0.66	
94	46085.94	1.06	
95	30254.34	0.69	
96	22470.66	0.52	
97	22622.99	0.52	
98	24522.17	0.56	

LOT CURVE TABLE

CURVE	ARC	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	38.74'	25.00'	24.48'	N47°44'44"E	34.98'	88°47'14"
C2	14.41'	4970.01'	7.20'	S87°46'40"E	14.41'	0°09'58"
C3	129.54'	255.00'	66.20'	S10°37'45"E	128.16'	29°06'26"
C4	198.91'	345.00'	102.30'	S08°39'59"E	196.16'	33°02'00"
C5	38.96'	25.00'	24.69'	S43°03'16"E	35.13'	89°16'52"
C6	100.45'	215.00'	51.16'	S11°47'54"E	99.54'	26°46'09"
C7	221.97'	385.00'	114.16'	S08°39'59"E	218.91'	33°02'00"
C8	93.98'	185.00'	48.03'	N10°37'45"W	92.98'	29°06'26"
C9	239.26'	415.00'	123.06'	N08°39'59"W	235.96'	33°02'00"
C10	39.27'	25.00'	25.00'	S52°51'01"W	35.36'	90°00'00"
C11	66.41'	1015.00'	33.22'	N84°01'27"W	66.40'	3°44'56"
C12	39.20'	25.00'	24.93'	N40°58'46"W	35.31'	89°50'18"
C13	39.34'	25.00'	25.07'	N49°01'14"E	35.41'	90°09'42"
C14	64.45'	985.00'	32.24'	S84°01'27"E	64.44'	3°44'56"
C15	39.27'	25.00'	25.00'	S37°08'59"E	35.36'	90°00'00"
C16	92.12'	735.00'	46.12'	S11°26'28"W	92.06'	7°10'53"
C17	71.27'	765.00'	35.66'	N10°31'09"E	71.24'	5°20'16"
C18	24.61'	765.00'	12.31'	N14°06'36"E	24.61'	1°50'37"
C19	95.88'	765.00'	48.00'	S11°26'28"W	95.82'	7°10'53"
C20	92.12'	735.00'	46.12'	N11°26'28"E	92.06'	7°10'53"
C21	39.27'	25.00'	25.00'	N37°08'59"W	35.36'	90°00'00"
C22	39.27'	25.00'	25.00'	N52°51'01"E	35.36'	90°00'00"
C23	49.69'	1515.00'	24.85'	N83°05'21"W	49.68'	1°52'45"
C24	49.44'	1515.00'	24.72'	N84°57'49"W	49.44'	1°52'11"
C25	39.20'	25.00'	24.93'	N40°58'46"W	35.31'	89°50'18"
C26	58.37'	1485.00'	29.19'	S84°46'21"E	58.37'	2°15'08"
C27	38.79'	1485.00'	19.40'	S82°53'53"E	38.79'	1°29'48"
C28	94.75'	165.00'	48.72'	N65°41'55"W	93.45'	32°54'08"
C29	60.24'	135.00'	30.63'	S69°22'02"E	59.74'	25°33'53"
C30	17.29'	135.00'	8.66'	S52°54'58"E	17.28'	7°20'15"
C31	37.73'	25.00'	23.51'	S06°00'37"E	34.25'	86°28'28"
C32	99.73'	145.00'	51.93'	S56°55'48"W	97.77'	39°24'22"
C33	38.91'	1000.00'	19.46'	S75°31'06"W	38.91'	2°13'45"
C34	100.19'	1000.00'	50.14'	S71°32'00"W	100.15'	5°44'27"
C35	100.20'	1000.00'	50.14'	S65°47'33"W	100.16'	5°44'27"
C36	99.34'	1000.00'	49.71'	S60°04'35"W	99.29'	5°41'29"
C37	96.69'	1000.00'	48.38'	S54°27'38"W	96.65'	5°32'24"
C38	103.22'	1000.00'	51.66'	S48°44'01"W	103.18'	5°54'51"
C39	116.30'	1000.00'	58.22'	S42°26'41"W	116.24'	6°39'49"
C40	63.06'	1000.00'	31.54'	S37°18'22"W	63.05'	3°36'48"
C41	112.04'	150.00'	58.78'	S56°53'50"W	109.45'	42°47'44"
C42	35.22'	150.00'	17.69'	S85°01'16"W	35.14'	13°27'07"
C43	22.70'	25.00'	12.20'	S62°14'35"E	21.93'	52°01'12"
C44	28.48'	40.00'	14.87'	N56°37'42"W	27.88'	40°47'28"
C45	31.05'	40.00'	16.36'	S80°44'14"W	30.28'	44°28'39"
C46	29.62'	40.00'	15.53'	S37°17'04"W	28.95'	42°25'41"
C47	46.72'	40.00'	26.44'	S17°23'36"E	44.11'	66°55'38"
C48	23.99'	25.00'	13.01'	S23°22'12"E	23.08'	54°58'25"
C49	28.09'	165.00'	14.08'	S00°45'37"E	28.06'	9°45'15"
C50	76.09'	165.00'	38.74'	S18°50'57"E	75.42'	26°25'23"
C51	74.00'	165.00'	37.63'	S44°54'31"E	73.38'	25°41'46"
C52	87.82'	165.00'	44.98'	S73°00'18"E	86.79'	30°29'46"
C53	83.34'	285.00'	41.97'	S79°52'31"E	83.05'	16°45'19"
C54	72.92'	315.00'	36.63'	N74°26'05"W	72.76'	13°15'51"
C55	39.51'	315.00'	19.78'	N84°39'36"W	39.48'	7°11'10"
C56	2.30'	135.00'	1.15'	S87°45'51"E	2.30'	0°58'39"
C57	215.34'	135.00'	138.32'	N41°34'46"W	193.22'	91°23'32"
C58	17.79'	615.00'	8.89'	N03°17'18"E	17.78'	1°39'25"
C59	38.96'	25.00'	24.69'	N47°06'12"E	35.13'	89°17'14"
C60	48.00'	180.00'	24.14'	N84°06'26"E	47.86'	15°16'46"
C61	57.65'	180.00'	29.07'	N67°17'31"E	57.41'	18°21'04"
C62	34.36'	25.00'	20.52'	S82°30'34"E	31.72'	78°44'53"
C63	34.30'	25.00'	20.47'	N03°49'49"W	31.67'	78°36'37"
C64	121.02'	970.00'	60.59'	N39°02'57"E	120.94'	7°08'55"
C65	110.24'	970.00'	55.18'	N45°52'45"E	110.18'	6°30'41"
C66	130.55'	970.00'	65.37'	N52°59'26"E	130.45'	7°42'40"
C67	110.24'	970.00'	55.18'	N60°06'06"E	110.18'	6°30'41"
C68	224.75'	970.00'	112.88'	N69°59'43"E	224.25'	13°16'32"
C69	80.59'	175.00'	41.03'	N63°26'22"E	79.88'	26°23'13"
C70	36.94'	25.00'	22.77'	S87°25'45"E	33.67'	84°39'00"
C71	58.24'	330.00'	29.19'	S49°20'22"E	58.16'	10°06'40"
C72	87.92'	330.00'	44.22'	S62°01'38"E	87.66'	15°15'52"
C73	56.75'	330.00'	28.45'	S74°35'11"E	56.68'	9°51'14"
C74	40.46'	25.00'	26.21'	S33°09'16"E	36.18'	92°43'03"
C75	115.09'	1215.00'	57.59'	N19°27'39"E	115.05'	5°25'38"
C76	112.30'	1215.00'	56.19'	N14°05'58"E	112.26'	5°17'44"
C77	110.78'	1215.00'	55.43'	N08°50'22"E	110.74'	5°13'27"
C78	80.61'	1215.00'	40.32'	N04°19'37"E	80.59'	3°48'04"
C79	141.17'	1185.00'	70.67'	S05°50'21"W	141.08'	6°49'32"
C80	39.81'	25.00'	25.54'	S54°52'09"W	35.73'	91°14'06"
C81	103.65'	300.00'	52.35'	N69°36'54"W	103.14'	19°47'47"
C82	80.81'	300.00'	40.65'	N52°00'01"W	80.56'	15°25'59"
C83	35.92'	25.00'	21.86'	N03°56'19"W	32.91'	82°19'52"
C84	40.81'	25.00'	26.59'	N83°59'23"E	36.43'	93°31'32"
C85	41.03'	165.00'	20.62'	S56°22'16"E	40.92'	14°14'51"
C86	70.00'	165.00'	35.53'	S75°38'54"E	69.48'	24°18'26"
C87	90.84'	135.00'	47.22'	N68°31'29"W	89.14'	38°33'16"
C88	39.37'	25.00'	25.10'	S42°41'16"E	35.43'	90°13'42"
C89	39.17'	25.00'	24.90'	S47°18'44"W	35.28'	89°46'18"
C90	64.52'	3975.00'	32.26'	S05°07'25"W	64.52'	0°55'48"
C91	152.87'	5025.00'	76.44'	S04°43'01"W	152.86'	1°44'35"
C92	175.26'	1185.00'	87.79'	S17°26'29"W	175.10'	8°28'27"

CENTERLINE CURVE TABLE

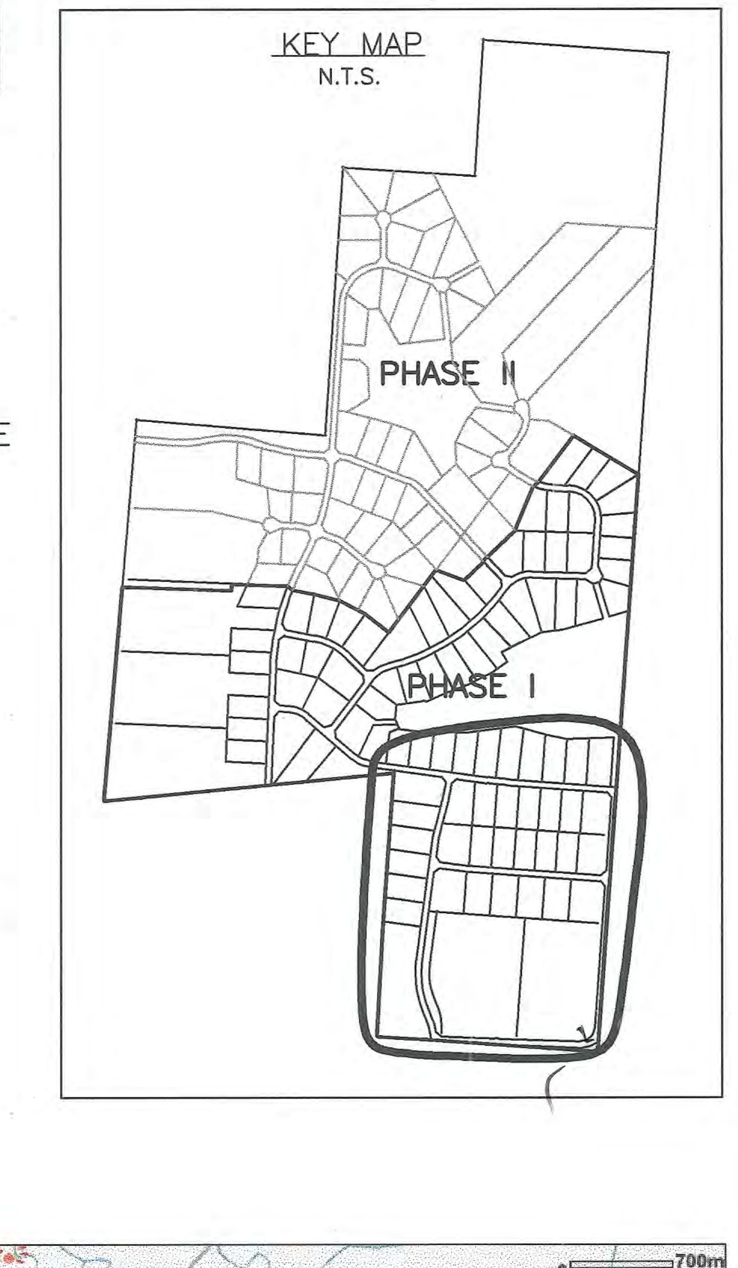
CURVE	ARC	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C100	14.48'	5000.01'	7.24'	S87°46'41"E	14.48'	0°09'57"
C101	25.37'	2473.00'	12.69'	N03°38'45"E	25.37'	0°35'16"
C102	101.60'	200.00'	51.92'	S10°37'45"E	100.51'	29°06'26"
C103	230.62'	400.00'	118.61'	S08°39'59"E	227.44'	33°02'00"
C104	94.00'	750.00'	47.06'	N11°26'28"E	93.94'	7°10'53"
C105	94.00'	750.00'	47.06'	N11°26'28"E	93.94'	7°10'53"
C106	65.43'	1000.00'	32.73'	S84°01'27"E	65.42'	3°44'56"
C107	98.15'	1500.00'	49.09'	S84°01'27"E	98.13'	3°44'56"
C108	86.14'	150.00'	44.29'	S65°41'55"E	84.96'	32°54'08"
C109	100.94'	150.00'	52.46'	S68°31'29"E	99.04'	38°33'16"
C110	110.04'	160.00'	57.30'	N56°55'48"E	107.89'	39°24'22"
C111	707.15'	985.00'	369.59'	N56°03'59"E	692.06'	41°08'01"
C112	32.73'	165.00'	16.42'	N41°10'55"E	32.68'	11°21'54"
C113	129.25'	165.00'	68.15'	N69°18'21"E	125.97'	44°52'57"
C114	31.82'	40.00'	16.80'	N68°57'40"E	30.98'	45°34'18"
C115	30.52'	40.00'	16.05'	S24°19'03"W	29.78'	43°42'55"
C116	17.35'	600.00'	8.68'	N03°17'18"E	17.35'	1°39'25"
C117	241.82'	150.00'	156.34'	S42°04'05"E	216.47'	92°22'11"
C118	97.99'	300.00'	49.43'	S78°53'45"E	97.55'	18°42'51"
C119	183.82'	1200.00'	92.09'	N06°48'53"E	183.64'	8°46'36"
C120	224.66'	1200.00'	112.66'	N16°33'59"E	224.33'	10°43'36"
C121	193.68'	315.00'	100.01'	S61°53'55"E	190.65'	35°13'46"



BEARINGS AND COORDINATES SHOWN ARE RELATIVE TO THE TENNESSEE STATE PLANE BASED ON GPS OBSERVATIONS TAKEN ON SITE AT THE BASE POINT WITH AN NGS OPUS SOLUTION

GRAPHIC SCALE 1"=100'

0 100 200 300



LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N03°55'28"E	14.79'
L2	N87°41'42"W	14.50'
L3	S03°55'28"W	49.85'
L4	N25°10'59"W	11.27'
L5	N25°10'59"W	11.27'
L6	S25°10'59"E	11.27'
L7	N04°12'04"E	29.77'
L8	S85°53'55"E	24.17'
L9	N15°01'54"E	19.83'
L10	S15°01'54"W	25.09'
L11	N07°51'01"E	4.93'
L12	N07°51'01"E	4.93'
L13	N04°12'24"E	10.73'
L14	S83°27'00"E	29.70'
L15	S83°27'00"E	64.28'
L16	N71°08'46"E	50.61'
L17	S84°29'00"W	8.21'
L18	N23°09'09"W	51.20'
L19	S23°09'09"E	24.11'
L20	S23°09'09"E	27.10'
L21	N37°13'37"E	24.27'
L22	S65°27'29"W	23.62'
L23	S82°47'53"E	20.16'
L24	S54°43'01"W	22.04'
L25	S30°16'26"E	54.46'
L26	N88°15'11"W	23.99'
L27	N45°06'15"W	27.05'
L28	S02°25'35"W	29.47'
L29	N03°50'44"E	18.14'

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L70	N03°55'28"E	3.50'
L71	N03°55'28"E	46.36'
L72	N25°10'59"W	11.27'
L73	S07°51'01"W	44.93'
L74	S43°49'29"E	17.14'
L75	S85°53'55"E	15.64'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L100	N04°07'00"E	20.10'
L101	S80°15'28"E	79.55'
L102	S85°53'55"E	43.22'
L103	N04°06'05"E	51.05'
L104	N87°56'08"E	57.49'
L105	S02°03'52"E	39.15'
L106	N80°15'28"W	61.32'
L107	N55°48'18"W	63.55'
L108	S34°11'42"W	15.00'
L109	S55°48'18"E	61.83'

BOUNDARY LINE TABLE

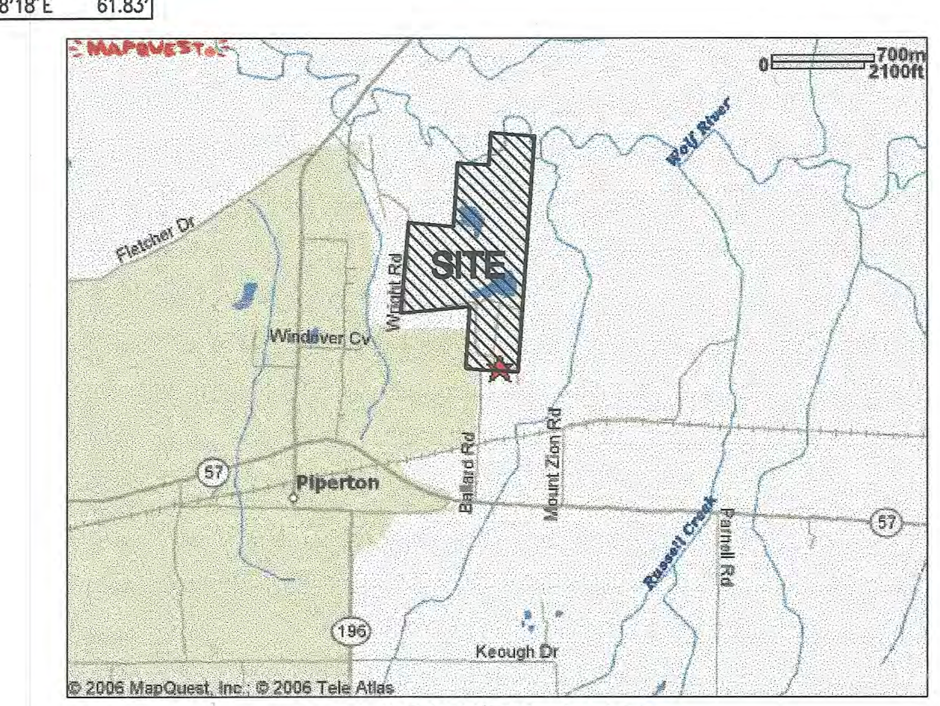
LINE	BEARING	DISTANCE
L50	N48°58'31"W	31.75'
L51	N24°59'03"E	1.58'
L52	N43°08'08"W	5.89'
L53	N53°10'41"E	35.68'

SITE DATA

TOTAL AREA (GROSS)	98.25 AC
DEDICATED AREA (DRIPFIELD)	21.66 AC
DEDICATED ROW (EX. ROADS) (WRIGHT RD.–0.65 AC) (BALLARD RD–1.52 AC)	2.61 LESS
NET TOTAL AREA	117.30 AC
TOTAL LOTS	93
CONSERVATION LOTS	5

RC ZONING:
MIN LOT SIZE – 5 ACRES
MIN LOT WIDTH – 300 FEET
MIN FRONT YARD – 35 FEET
MIN SIDE YARD – 50 FEET
MIN REAR YARD – 25 FEET

CD–O ZONING:
MIN LOT SIZE – 15,000 SQ FT
MIN LOT WIDTH – 50 FT
MIN FRONT YARD – 40 FT FOR ALL LOTS EXCEPT CL1, CL2
MIN SIDE YARD – 7.5 FT FOR ALL LOTS
MIN REAR YARD – 30 FT FOR ALL LOTS



VICINITY MAP
N.T.S.

MEDIAN CURVE TABLE

CURVE	ARC	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C200	15.71'	10.00'	10.00'	N41°38'53"W	14.14'	90°00'00"
C201	7.50'	5.00'	4.65'	S50°24'17"W	6.81'	85°53'40"
C202	25.50'	2485.00'	12.75'	N03°38'45"E	25.50'	0°35'16"
C203	15.71'	10.00'	10.00'	N48°56'23"E	14.14'	90°00'00"
C204	15.64'	10.00'	9.94'	S41°14'34"E	14.10'	89°38'05"
C205	15.71'	10.00'	10.00'	N41°03'37"W	14.14'	90°00'00"
C206	15.56'	10.00'	9.85'	S49°22'35"W	14.03'	89°07'37"
C207	15.71'	10.00'	10.00'	N48°56'23"E	14.14'	90°00'00"
C208	15.07'	10.00'	9.38'	S42°52'41"E	13.69'	86°21'52"
C209	44.73'	29.00'	28.19'	S48°06'53"W	40.43'	88°22'50"

MEDIAN LINE TABLE

LINE	BEARING	DISTANCE
L80	N86°38'53"W	2.06'
L81	S86°03'37"E	3.50'
L82	N86°03'37"W	3.65'
L83	S86°03'37"E	4.88'

BK/PG:9/35-35
07006356
STATE OF TENNESSEE, FAYETTE COUNTY
EDWARD PATTAT
REGISTER OF DEEDS

NOTES:
1. ACCORDING TO THE FEDERAL INSURANCE RATE MAP, THIS PROPERTY DOES NOT LIE WITHING WITHIN A HAZARD AREA AS IDENTIFIED ON COMMUNITY PANEL NUMBER 470352–0165B EFFECTIVE DATE JULY 5, 1983.

2. C.O.S. G SHALL BE INCLUDED AND SUBJECT TO THE CONSERVATION EASEMENT ENCUMBERING CONSERVATION LOT 1.
CL 1 INSTRUMENT #:

3. THERE SHALL BE A 15–25 FOOT UTILITY/DRAIN/SLOPE EASEMENT ALONG THE FRONT LOT LINE, AND A 7.5 FOOT UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES, IN ADDITION TO ANY OTHER EASEMENT(S) SHOWN ON THE APPLICABLE RECORDED SUBDIVISION PLAT. WITHIN THESE EASEMENTS, WHICH SHALL BE CONSPICUOUSLY NAMED IN FAVOR OF THE CITY OF PIPERTON, NO CONSTRUCTION OF ANY KIND SHALL BE PLACED OR PERMITTED TO REMAIN THAT WILL IN ANY WAY DAMAGE OR INTERFERE WITH THE INSTALLATION OR MAINTENANCE OF UTILITIES.

4. THE CITY OF PIPERTON SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY FOR THE PURPOSE OF MAINTAINING ALL PUBLIC DRAINAGE, WATER, AND SEWER SYSTEMS LOCATED WITHIN PUBLIC EASEMENTS. HOWEVER, THE CITY OF PIPERTON SHALL NOT HAVE ANY RESPONSIBILITY FOR DAMAGE CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY THE CITY'S ACTION OF PERFORMING MAINTENANCE TO SAID UNDERGROUND SYSTEMS.

5. ALL COMMON OPEN SPACE (COS) AREAS AND DESIGNATED LANDSCAPE/NATURAL AREA/UTILITY EASEMENTS SHALL BE MAINTAINED BY THE APPLICABLE INDIVIDUAL PROPERTY OWNER AND/OR PROPERTY OWEVERS ASSOCIATION.

6. BENCH MARK: FOUND IRON PIN LOCATED AT NORTHEAST CORNER OF THOMPSON & CREWS MANAGEMENT, LLC PROPERTY PER BOOK 605, PAGE 135. (N=282210.38, E=888552.09) ELEVATION = 343.87

7. THE DEVELOPER/OWNER SHALL CONVEY ACCESS RIGHTS TO THE CITY OF PIPERTON FOR LOTS CL 1, 31, 32, 45, AND 46 (BALLARD ROAD); AND CL 3, CL 4, CL 5 (WRIGHT ROAD).

CONSERVATION LOT EASEMENTS

LOT	INSTRUMENT #07-006355
CL 1	
CL 2	
CL 3	
CL 4	
CL 5	

Re-Recorded 8/27/15 + 7/19/17 re: gas easements

DAVIS ENGINEERING COMPANY
ENGINEERING ■ PLANNING ■ SURVEYING

FINAL PLAT

TWIN LAKES OF PIPERTON
PHASE 1

CITY OF PIPERTON

93 LOTS	119.91 TOTAL ACRES	ZONING: RC / CD–O	TAX ID DISTRICT 10, MAP 164, PARCEL 103

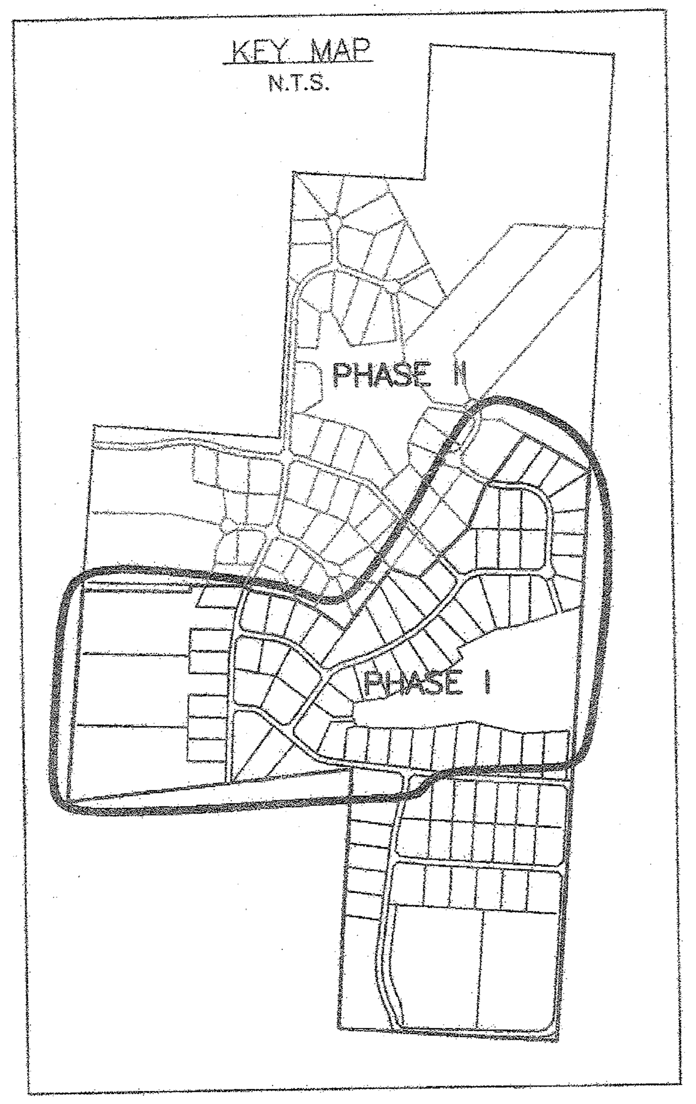
DEVELOPER
BOYLE INVESTMENT COMPANY
5900 POPLAR AVENUE
MEMPHIS, TN 38119 (901) 767–0100

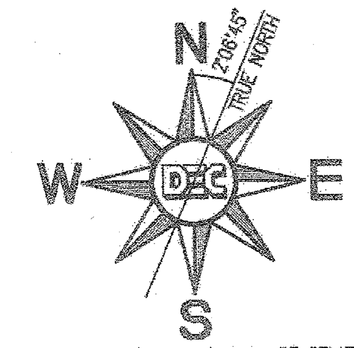
ENGINEER / SURVEYOR
DAVIS ENGINEERING CO. INC.
6625 LENOX PARK DRIVE, SUITE 117
MEMPHIS, TN 38115 (901) 767–1185

100 YEAR FLOOD ELEVATION	FEMA COMMUNITY PANEL NUMBER	FEMA MAP DATE
304.0 – 305.0 +/–	470352 0165B	05 JULY 1983
9 JULY 2007	SCALE: 1 IN. = 100 FT.	SHEET 1 OF 5

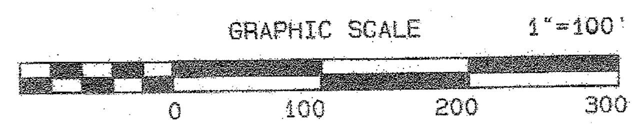
05C125

© COPYRIGHT, 2007 (UNPUBLISHED) DAVIS ENGINEERING CO., INC. G:\05c125\tmd\twn_lks_14.pro Mon Jul 09 14:16:20 2007





BEARINGS AND COORDINATES SHOWN ARE RELATIVE TO THE TENNESSEE STATE PLANE BASED ON GPS OBSERVATIONS TAKEN ON SITE AT THE BASE POINT WITH AN NGS OPUS SOLUTION



CENTERLINE CURVE TABLE

CURVE	ARC	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C100	14.48'	5000.01'	7.24'	S87°46'41"E	14.48'	0°09'57"
C101	25.37'	2473.00'	12.69'	N03°38'45"E	25.37'	0°35'16"
C102	101.60'	200.00'	51.92'	S10°37'45"E	100.51'	29°06'26"
C103	230.62'	400.00'	118.61'	S08°39'59"E	227.44'	33°02'00"
C104	94.00'	750.00'	47.06'	N11°26'28"E	93.94'	7°10'53"
C105	94.00'	750.00'	47.06'	N11°26'28"E	93.94'	7°10'53"
C106	65.43'	1000.00'	32.73'	S84°01'27"E	65.42'	3°44'56"
C107	98.15'	1500.00'	49.09'	S84°01'27"E	98.13'	3°44'56"
C108	86.14'	150.00'	44.29'	S65°41'55"E	84.96'	32°54'08"
C109	100.94'	150.00'	52.46'	S68°31'29"E	99.04'	38°33'16"
C110	110.04'	160.00'	57.30'	N56°55'48"E	107.89'	39°24'22"
C111	707.15'	985.00'	369.59'	N56°03'59"E	692.06'	41°08'01"
C112	32.73'	165.00'	16.42'	N41°10'55"E	32.68'	11°21'54"
C113	129.25'	165.00'	68.15'	N69°18'21"E	125.97'	44°52'57"
C114	31.82'	40.00'	16.80'	N68°57'40"E	30.98'	45°34'18"
C115	30.52'	40.00'	16.05'	S24°19'03"W	29.78'	43°42'55"
C116	17.35'	600.00'	8.68'	N03°17'18"E	17.35'	1°39'25"
C117	241.82'	150.00'	156.34'	S42°04'05"E	216.47'	92°22'11"
C118	97.99'	300.00'	49.43'	S78°53'45"E	97.55'	18°42'51"
C119	183.82'	1200.00'	92.09'	N06°48'53"E	183.64'	8°46'36"
C120	224.66'	1200.00'	112.66'	N16°33'59"E	224.33'	10°43'36"
C121	193.68'	315.00'	100.01'	S61°53'55"E	190.65'	35°13'46"

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L70	N03°55'28"E	3.50'
L71	N03°55'28"E	46.36'
L72	N25°10'59"W	11.27'
L73	S07°51'01"W	44.93'
L74	S43°49'29"E	17.14'
L75	S85°53'55"E	15.64'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L50	N48°58'31"W	31.75'
L51	N24°59'03"E	1.58'
L52	N43°08'08"W	5.89'
L53	N53°10'41"E	35.68'

EASEMENT LINE TABLE

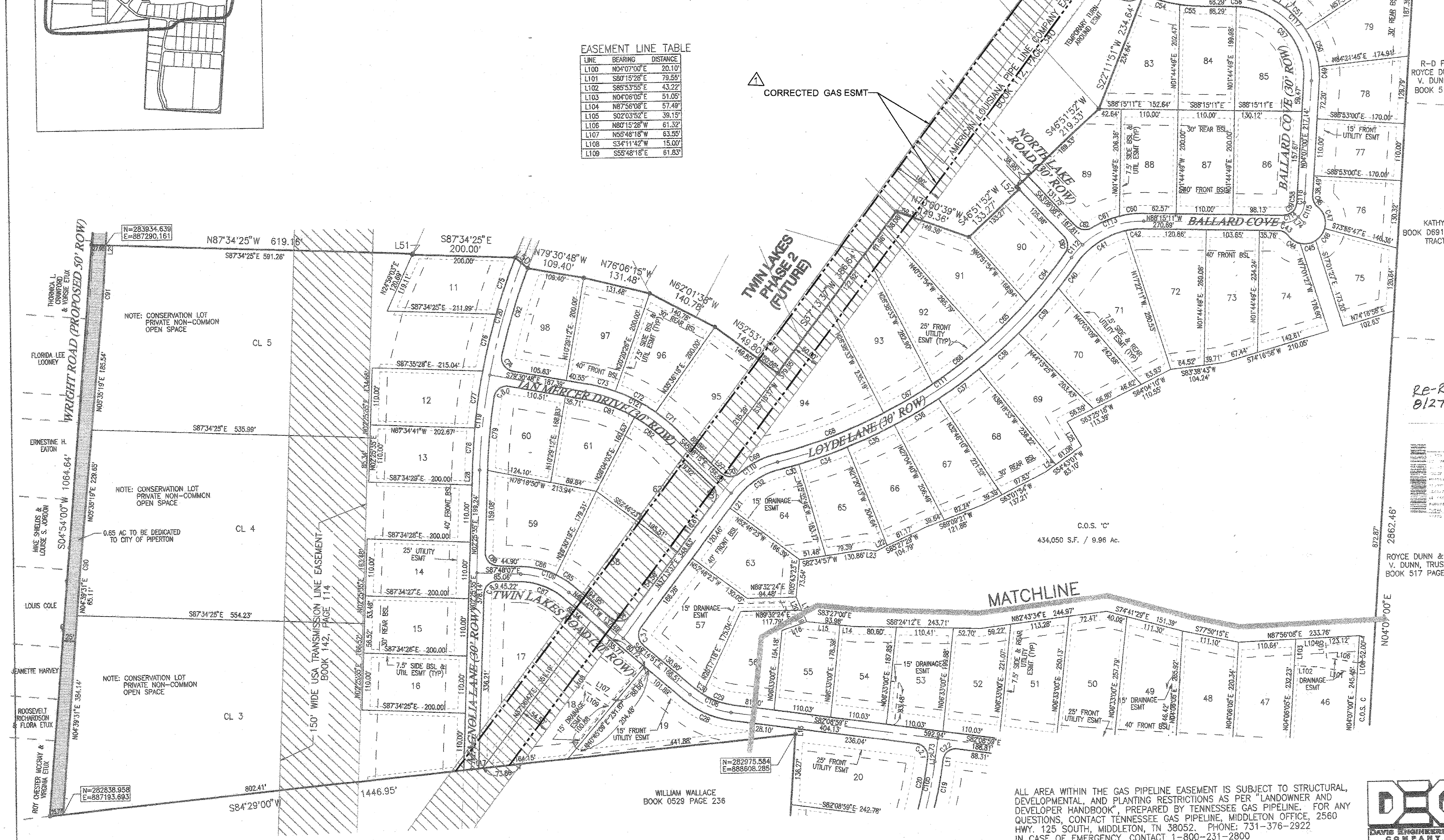
LINE	BEARING	DISTANCE
L100	N04°07'00"E	20.10'
L101	S80°15'28"E	79.55'
L102	S85°53'55"E	43.22'
L103	N04°06'05"E	51.05'
L104	N87°56'08"E	57.49'
L105	S02°03'52"E	39.15'
L106	N80°15'28"W	61.32'
L107	N55°48'18"W	63.55'
L108	S34°11'42"W	15.00'
L109	S55°48'18"E	61.83'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N03°55'28"E	14.79'
L2	N87°41'42"W	14.50'
L3	S03°55'28"W	49.85'
L4	N25°10'59"W	11.27'
L5	N25°10'59"W	11.27'
L6	S25°10'59"E	11.27'
L7	N04°12'04"E	29.77'
L8	S85°53'55"E	24.17'
L9	N15°01'54"E	19.83'
L10	S15°01'54"W	25.09'
L11	N07°51'01"E	4.93'
L12	N07°51'01"E	4.93'
L13	N04°12'24"E	10.73'
L14	S83°27'00"E	29.70'
L15	S83°27'00"E	64.28'
L16	N71°08'46"E	50.61'
L17	S84°29'00"W	8.21'
L18	N23°09'09"W	51.20'
L19	S23°09'09"E	24.11'
L20	S23°09'09"E	27.10'
L21	N37°13'37"E	24.27'
L22	S65°27'29"W	23.62'
L23	S82°47'53"E	20.16'
L24	S54°43'01"W	22.04'
L25	S30°16'26"E	54.46'
L26	N88°15'11"W	23.99'
L27	N45°06'15"W	27.05'
L28	S02°25'35"W	29.47'
L29	N03°50'44"E	18.14'

LOT CURVE TABLE

CURVE	ARC	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	38.74'	25.00'	24.48'	N47°44'44"E	34.98'	88°47'14"
C2	14.41'	4970.01'	7.20'	S87°46'40"E	14.41'	0°09'58"
C3	129.54'	255.00'	66.20'	S10°37'45"E	128.16'	29°06'26"
C4	198.91'	345.00'	102.30'	S08°39'59"E	196.16'	33°02'00"
C5	38.98'	25.00'	24.69'	S43°03'16"E	35.13'	89°16'52"
C6	100.45'	215.00'	51.16'	S11°47'54"E	99.54'	26°46'09"
C7	221.97'	385.00'	114.16'	S08°39'59"E	218.91'	33°02'00"
C8	93.98'	185.00'	48.03'	N10°37'45"W	92.98'	29°06'26"
C9	239.26'	415.00'	123.06'	N08°39'59"W	235.96'	33°02'00"
C10	39.27'	25.00'	25.00'	S52°51'01"W	35.36'	90°00'00"
C11	66.41'	1015.00'	33.22'	N84°01'27"W	66.40'	3°44'56"
C12	39.20'	25.00'	24.93'	N40°58'46"W	35.31'	89°50'18"
C13	39.34'	25.00'	25.07'	N49°01'14"E	35.41'	90°09'42"
C14	64.45'	985.00'	32.24'	S84°01'27"E	64.44'	3°44'56"
C15	39.27'	25.00'	25.00'	S37°08'59"E	35.36'	90°00'00"
C16	92.12'	735.00'	46.12'	S11°26'28"W	92.06'	7°10'53"
C17	71.27'	765.00'	35.66'	N10°31'09"E	71.24'	5°20'16"
C18	24.61'	765.00'	12.31'	N14°06'36"E	24.61'	1°50'37"
C19	95.88'	765.00'	48.00'	S11°26'28"W	95.82'	7°10'53"
C20	92.12'	735.00'	46.12'	N11°26'28"E	92.06'	7°10'53"
C21	39.27'	25.00'	25.00'	N37°08'59"W	35.36'	90°00'00"
C22	39.27'	25.00'	25.00'	N52°51'01"E	35.36'	90°00'00"
C23	49.69'	1515.00'	24.85'	N83°05'21"W	49.68'	1°52'45"
C24	49.44'	1515.00'	24.72'	N84°57'49"W	49.44'	1°52'11"
C25	39.20'	25.00'	24.93'	N40°58'46"W	35.31'	89°50'18"
C26	58.37'	1485.00'	29.19'	S84°46'21"E	58.37'	2°15'08"
C27	38.79'	1485.00'	19.40'	S82°53'53"E	38.79'	1°29'48"
C28	94.75'	165.00'	48.72'	N65°41'55"W	93.45'	32°54'08"
C29	60.24'	135.00'	30.63'	S69°22'02"E	59.74'	25°33'53"
C30	17.29'	135.00'	8.66'	S52°54'58"E	17.28'	7°20'15"
C31	37.73'	25.00'	23.51'	S06°00'37"E	34.25'	86°28'28"
C32	99.73'	145.00'	51.93'	S56°55'48"W	97.77'	39°24'22"
C33	38.91'	1000.00'	19.46'	S75°31'06"W	38.91'	2°13'45"
C34	100.19'	1000.00'	50.14'	S71°32'00"W	100.15'	5°44'27"
C35	100.20'	1000.00'	50.14'	S65°47'33"W	100.16'	5°44'27"
C36	99.34'	1000.00'	49.71'	S60°04'35"W	99.29'	5°41'29"
C37	96.69'	1000.00'	48.38'	S54°27'38"W	96.65'	5°32'24"
C38	103.22'	1000.00'	51.66'	S48°44'01"W	103.18'	5°54'51"
C39	116.30'	1000.00'	58.22'	S42°26'41"W	116.24'	6°39'49"
C40	63.06'	1000.00'	31.54'	S37°18'22"W	63.05'	3°36'48"
C41	112.04'	150.00'	58.78'	S56°53'50"W	109.45'	42°47'44"
C42	35.22'	150.00'	17.69'	S85°01'16"W	35.14'	13°27'07"
C43	22.70'	25.00'	12.20'	S62°14'35"E	21.93'	52°01'12"
C44	28.48'	40.00'	14.87'	N56°37'42"W	27.88'	40°47'28"
C45	31.05'	40.00'	16.36'	S80°44'14"W	30.28'	44°28'39"
C46	29.62'	40.00'	15.53'	S37°17'04"W	28.95'	42°25'41"
C47	46.72'	40.00'	26.44'	S17°23'36"E	44.11'	66°55'38"
C48	23.99'	25.00'	13.01'	S23°22'12"E	23.08'	54°58'25"
C49	28.09'	165.00'	14.08'	S00°45'37"E	28.06'	9°45'15"
C50	76.09'	165.00'	38.74'	S18°50'57"E	75.42'	26°25'23"
C51	74.00'	165.00'	37.63'	S44°54'31"E	73.38'	25°41'46"
C52	87.82'	165.00'	44.98'	S73°00'18"E	86.79'	30°29'46"
C53	83.34'	285.00'	41.97'	S79°52'31"E	83.05'	16°45'19"
C54	72.92'	315.00'	36.63'	N74°26'05"W	72.76'	13°15'51"
C55	39.51'	315.00'	19.78'	N84°39'36"W	39.48'	7°11'10"
C56	2.30'	135.00'	1.15'	S87°45'51"E	2.30'	0°58'39"
C57	215.34'	135.00'	138.32'	N41°34'46"W	193.22'	91°23'32"
C58	17.79'	615.00'	8.89'	N03°17'18"E	17.78'	1°39'25"
C59	38.96'	25.00'	24.69'	N47°06'12"E	35.13'	89°17'14"
C60	48.00'	180.00'	24.14'	N84°06'26"E	47.86'	15°16'46"
C61	57.65'	180.00'	29.07'	N67°17'31"E	57.41'	18°21'04"
C62	34.36'	25.00'	20.52'	S82°30'34"E	31.72'	78°44'53"
C63	34.30'	25.00'	20.47'	N03°49'49"W	31.67'	78°36'37"
C64	121.02'	970.00'	60.59'	N39°02'57"E	120.94'	7°08'55"
C65	110.24'	970.00'	55.18'	N45°52'45"E	110.18'	6°30'41"
C66	130.55'	970.00'	65.37'	N52°59'26"E	130.45'	7°42'40"
C67	110.24'	970.00'	55.18'	N60°06'06"E	110.18'	6°30'41"
C68	224.75'	970.00'	112.88'	N69°59'43"E	224.25'	13°16'32"
C69	80.59'	175.00'	41.03'	N63°26'22"E	79.88'	26°23'13"
C70	36.94'	25.00'	22.77'	S87°25'45"E	33.67'	84°39'00"
C71	58.24'	330.00'	29.19'	S49°20'22"E	58.16'	10°06'40"
C72	87.92'	330.00'	44.22'	S62°01'38"E	87.66'	15°15'52"
C73	56.75'	330.00'	28.45'	S74°35'11"E	56.68'	9°51'14"
C74	40.46'	25.00'	26.21'	S33°09'16"E	36.18'	92°43'03"
C75	115.09'	1215.00'	57.59'	N19°27'39"E	115.05'	5°25'38"
C76	112.30'	1215.00'	56.19'	N14°05'58"E	112.26'	5°17'44"
C77	110.78'	1215.00'	55.43'	N08°50'22"E	110.74'	5°13'27"
C78	80.61'	1215.00'	40.32'	N04°19'37"E	80.59'	3°48'04"
C79	141.17'	1185.00'	70.67'	S05°50'21"W	141.08'	6°49'32"
C80	39.81'	25.00'	25.54'	S54°52'09"W	35.73'	91°14'06"
C81	103.65'	300.00'	52.35'	N69°36'54"W	103.14'	19°47'47"
C82	80.81'	300.00'	40.65'	N52°00'01"W	80.56'	15°25'59"
C83	35.92'	25.00'	21.86'	N03°56'19"W	32.91'	82°19'52"
C84	40.81'	25.00'	26.59'	N83°59'23"E	36.43'	93°31'32"
C85	41.03'	165.00'	20.62'	S56°22'16"E	40.92'	14°14'51"
C86	70.00'	165.00'	35.53'	S75°38'54"E	69.48'	24°18'26"
C87	90.84'	135.00'	47.22'	N68°31'29"W	89.14'	38°33'16"
C88	39.37'	25.00'	25.10'	S42°41'16"E	35.43'	90°13'42"
C89	39.17'	25.00'	24.90'	S47°18'44"W	35.28'	89°46'18"
C90	64.52'	3975.00'	32.26'	S05°07'25"W	64.52'	0°55'48"
C91	152.87'	5025.00'	76.44'	S04°43'01"W	152.86'	1°44'35"
C92	175.26'	1185.00'	87.79'	S17°26'29"W	175.10'	8°28'27"



ALL AREA WITHIN THE GAS PIPELINE EASEMENT IS SUBJECT TO STRUCTURAL, DEVELOPMENTAL, AND PLANTING RESTRICTIONS AS PER "LANDOWNER AND DEVELOPER HANDBOOK", PREPARED BY TENNESSEE GAS PIPELINE. FOR ANY QUESTIONS, CONTACT TENNESSEE GAS PIPELINE, MIDDLETON OFFICE, 2560 HWY. 125 SOUTH, MIDDLETON, TN 38052. PHONE: 731-376-2922 IN CASE OF EMERGENCY, CONTACT 1-800-231-2800

Re-Recorded 8/27/15

07006356

EDWARD PATTAY

FINAL PLAT

TWIN LAKES OF PIPERTON
PHASE 1

CITY OF PIPERTON

93 LOTS	119.91 TOTAL ACRES	ZONING: RC / CD-O	TAX ID DISTRICT 10, MAP 164, PARCEL 103

DEVELOPER	ENGINEER / SURVEYOR
BOYLE INVESTMENT COMPANY 5900 POPLAR AVENUE MEMPHIS, TN 38119 (901) 767-0100	DAVIS ENGINEERING CO. INC. 6625 LENOX PARK DRIVE, SUITE 117 MEMPHIS, TN 38115 (901) 767-1185

100 YEAR FLOOD ELEVATION	FEMA COMMUNITY PANEL NUMBER	FEMA MAP DATE
304.0 - 305.0 +/-	470352 0165B	05 JULY 1983
9 JULY 2007	SCALE: 1 IN. = 100 FT.	1 SHEET 2 OF 5

DAVIS ENGINEERING COMPANY
ENGINEERING ■ PLANNING ■ SURVEYING

05C125

© COPYRIGHT, 2007 (UNPUBLISHED) DAVIS ENGINEERING CO., INC. G:\05c125\lmd\twn_lks_14.pro Mon Jul 09 14:19:08 2007

BEARINGS AND COORDINATES SHOWN ARE RELATIVE TO THE TENNESSEE STATE PLANE BASED ON GPS OBSERVATIONS TAKEN ON SITE AT THE BASE POINT WITH AN NGS OPUS SOLUTION

GRAPHIC SCALE 1"=100'
0 100 200 300

2°09'45" TRUE NORTH

LIZZIE MAE KENNING
CARLOTTA MARSHALL
21.00'
30.00'
S85°47'51"E 171.86'
S85°47'51"E 172.23'
ROBERT ANDERSON BOOK 285 PAGE 323
S85°15'00"E
940.50'
C151 S86°48'09"E 103.48'
C150 S86°48'09"E 103.48'
C153
C155
C154
C156
C157
S79°55'17"E 219.68'
S79°55'17"E 219.68'
DRIPFIELD ACCESS EASEMENT
C.O.S. "B" 5.65 Ac. +/-
246,215 S.F. /
N89°01'08"W 40.22'
N89°01'08"W 40.13'
S89°01'08"E 40.48'
S89°01'08"E 40.48'
"JAY COVE"
C158
C159
C160
DRIPFIELD ACCESS EASEMENT
GREEN PASTURE COVE
15' SEWER ESMT
S89°01'08"E 173.06'
S89°01'08"E 173.06'
N43°57'45"W 515.12'
S43°57'45"E 518.48'
MORGAN WRIGHT BOOK 170 PAGE 913
1379.98'
N03°53'00"E 219.68'
N03°53'00"E 219.68'
N03°53'00"E 78.07'
N03°53'00"E 78.07'
S86°48'48"E 145.45'
S86°48'48"W 145.45'
DRIPFIELD ACCESS EASEMENT
15' SEWER ESMT
C163
C162
C161
N25°26'24"E 132.34'
S35°26'24"W 133.15'
N75°45'47"E 108.11'
S75°45'47"W 108.39'
S86°07'00"E
MAGNOLIA COVE
MAGNOLIA LANE
S32°13'17"W 54.44'
S89°07'15"E 308.35'
S89°07'15"E 308.35'
N60°18'55"E 175.74'
S60°18'55"W 174.35'
STATE OF TENNESSEE BOOK 433 PAGE 713
656.82'
S86°07'00"E 208.68'
N03°36'13"E
673.80'
N83°04'16"E 322.89'
S05°53'00"E
S05°53'00"E 922.01'
M.F. BRIGGS
922.01'
AREA TO BE DEDICATED TO CITY OF PIPERTON
943,470 S.F. / 21.66 Ac.
N27°00'00"W 459.24'
N27°00'00"W 157.07'
S43°44'39"W 306.54'
S04°07'08"W 470.98'
R-D FARMS, INC.
FUTURE LOT CL 5
N05°53'00"W 447.04'
NOTE: CONSERVATION LOT PRIVATE NON-COMMON OPEN SPACE
278,409 S.F. / 6.39 Ac.
C.O.S. "A"
SEWER DRIPFIELD EASEMENT
FUTURE LOT CL 9
N03°51'48"W 1129.61'
FUTURE LOT CL 10
S04°07'00"W 1318.95'
ROYCE DUNN BOOK 517 PAGE 527
1 CORRECTED GAS ESMT
BALLARD COVE
AMERICAN LOUISIANA PIPE LINE COMPANY EASEMENT BOOK 112, PAGE 340
TEMPORARY TURN-AROUND ESMT
C170
C169
S37°13'37"W 386.64'
S37°13'37"W 288.47'
288.47'
N59°20'21"W 374.55'
101.64'
15' DRAINAGE ESMT
N47°30'39"W 16.36'
S46°51'52"W 133.27'
S46°51'52"W 219.33'
S22°11'51"W 234.64'
234.64'
NORTH LAKE ROAD (50' ROW)
L51
L52
L53
L54
C164
C165
C166
C167
C168
C75
C92
N24°56'03"E 120.69'
119.11'
S87°34'47"E 200.00'
200.00'
N79°30'46"W 108.40'
108.40'
N76°06'36"W 137.45'
137.45'
N10°29'12"E 200.00'
N62°01'35"W 140.78'
140.78'
11
98
83
90
89
TWIN LAKES PHASE 2 (FUTURE)
NOTE: CONSERVATION LOT PRIVATE NON-COMMON OPEN SPACE
NOTE: CONSERVATION LOT PRIVATE NON-COMMON OPEN SPACE
NOTE: CONSERVATION LOT PRIVATE NON-COMMON OPEN SPACE
R=2564.45'
L=869.82'
N=869.24'

EASEMENT CURVE TABLE

CURVE	ARC	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C150	56.97'	815.00'	28.50'	N87°48'00"W	56.96'	4°00'18"
C151	54.87'	785.00'	27.45'	S87°48'00"E	54.86'	4°00'18"
C152	134.43'	485.00'	67.65'	N81°51'43"W	134.00'	15°52'52"
C153	142.75'	515.00'	71.83'	N81°51'43"W	142.29'	15°52'52"
C154	216.04'	1015.00'	108.43'	N80°01'08"W	215.63'	12°11'43"
C155	209.66'	985.00'	105.23'	S80°01'08"E	209.26'	12°11'43"
C156	39.54'	25.00'	25.27'	N40°48'23"W	35.55'	90°37'13"
C157	501.41'	1185.00'	254.51'	N16°37'32"E	497.67'	24°14'36"
C158	139.38'	1214.99'	69.77'	N29°27'39"E	139.30'	6°34'22"
C159	146.20'	1185.00'	73.19'	S25°12'46"W	146.10'	7°04'07"
C160	514.95'	1215.00'	261.40'	S16°36'20"W	511.10'	24°17'00"
C161	39.27'	25.00'	25.00'	N48°53'00"E	35.36'	90°00'00"
C162	356.39'	190.01'	258.98'	S57°37'00"W	306.40'	107°28'00"
C163	412.66'	220.01'	299.87'	N57°37'00"E	354.78'	107°28'00"
C164	22.70'	25.00'	12.20'	S42°38'24"E	21.93'	52°01'12"
C165	22.70'	25.00'	12.20'	N85°20'24"E	21.93'	52°01'12"
C166	99.15'	40.00'	116.24'	N49°39'37"W	75.65'	142°01'13"
C167	99.15'	40.00'	116.23'	S87°38'24"E	75.65'	142°01'12"
C168	30.75'	40.00'	16.18'	S29°41'06"E	30.00'	44°02'55"
C169	18.56'	285.00'	9.28'	S69°49'59"E	16.56'	3°19'46"
C170	226.83'	41.00'		S25°39'59"W	30.06'	316°59'18"

FINAL PLAT

TWIN LAKES OF PIPERTON
PHASE 1

CITY OF PIPERTON

93 LOTS	119.91 TOTAL ACRES	ZONING: RC / CD-O	TAX ID DISTRICT 10, MAP 184, PARCEL 103

DEVELOPER
BOYLE INVESTMENT COMPANY
5900 POPLAR AVENUE
MEMPHIS, TN 38119 (901) 767-0100

ENGINEER / SURVEYOR
DAVIS ENGINEERING CO. INC.
6625 LENOX PARK DRIVE, SUITE 117
MEMPHIS, TN 38115 (901) 767-1185

100 YEAR FLOOD ELEVATION	FEMA COMMUNITY PANEL NUMBER	FEMA MAP DATE
304.0 - 305.0 +/-	470352 0165B	05 JULY 1983
9 JULY 2007	SCALE: 1 IN. = 100 FT.	SHEET 3 OF 5

EDWARD PENTAT
07003356

Re-Recorded 8/27/15

DAVIS ENGINEERING COMPANY
ENGINEERING ■ PLANNING ■ SURVEYING

© COPYRIGHT 2007 (UNPUBLISHED) DAVIS ENGINEERING CO., INC.
G:\05c125\cmd\fem_lks_14.pro Mon Jul 09 14:22:48 2007

05C125

OWNER'S CERTIFICATE

I (WE), TWIN LAKES JOINT VENTURE, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN, HEREBY ADOPT THIS PLAT AS MY (OUR) PLAN OF DEVELOPMENT AND DEDICATE THE STREETS, RIGHTS-OF-WAY, AND GRANT EASEMENTS AS SHOWN AND/OR DESCRIBED TO THE CITY OF PIPERTON FOREVER. I (WE) CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE SAID PROPERTY IN FEE SIMPLE, DULY AUTHORIZED TO ACT, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES OR MORTGAGES WHICH HAVE BECOME DUE AND PAYABLE.

SIGNATURE _____ TITLE _____

NOTARY'S CERTIFICATE

STATE OF TENNESSEE
COUNTY OF ~~FAYETTE~~ SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED DOUGLAS H. DIKENS, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH, ACKNOWLEDGED HIMSELF (HERSELF) TO BE VENTURER OF THE TWIN LAKES OF PIPERTON, THE WITHIN NAMED BARGAINER, AND THAT HE (SHE) EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN PIPERTON, THIS 2ND DAY OF JULY 20 07.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES 3/28/2011

MORTGAGEE'S CERTIFICATE

WE, BOYLE INVESTMENT COMPANY, THE UNDERSIGNED MORTGAGEE OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS OUR PLAN OF SUBDIVISION AND DEDICATE THE STREETS, RIGHTS-OF-WAY, UTILITIES, EASEMENTS, AND RIGHTS OF ACCESS AS SHOWN TO THE CITY OF PIPERTON FOREVER AND HEREBY CERTIFY THAT WE ARE THE MORTGAGEE DULY AUTHORIZED SO TO ACT AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

SIGNATURE _____ TREASURER TITLE

NOTARY'S CERTIFICATE

STATE OF TENNESSEE
COUNTY OF ~~FAYETTE~~ SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED CHARLES H. CLAIBORNE OF TWIN LAKES OF PIPERTON SUBDIVISION, AND HE AS SUCH REPRESENTATIVE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED BY SIGNING HIS NAME AS REPRESENTATIVE OF THE MORTGAGEE.

IN WITNESS WHEREOF, I HEREUNTO SET OUT HAND AND AFFIX MY SEAL THIS 2ND DAY OF JULY, 20 07.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES 3/28/2011

CERTIFICATE OF SURVEY

I, BYRON L. HARRIS, JR. DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HAVE SURVEYED THE LANDS, EMBRACED WITHIN THE PLAT OR MAP DESIGNATED AS TWIN LAKES OF PIPERTON, A SUBDIVISION ALL LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF PIPERTON, TENNESSEE; SAID PLAT OR MAP IS A TRUE AND CORRECT PLAT OR MAP OF THE LANDS EMBRACED THEREIN, SHOWING THE SUBDIVISION THEREOF IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PIPERTON, TENNESSEE; I FURTHER CERTIFY THAT THE SURVEY OF LANDS EMBRACED WITHIN SAID PLAT OR MAP HAVE BEEN CORRECTLY MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PIPERTON, TENNESSEE.

IN WITNESS WHEREOF, I, THE SAID BYRON L. HARRIS, JR. LAND SURVEYOR, HEREUNTO SET OUT HAND AND AFFIX MY SEAL THE 28TH DAY OF JUNE, 20 07.

LAND SURVEYOR,
STATE OF TENNESSEE

CERTIFICATE NO. 1303

CERTIFICATE OF ACCURACY OF ENGINEERING AND DESIGN

I, MARK DAVIS A PROFESSIONAL CIVIL ENGINEER, DO HEREBY CERTIFY THAT THE PLANS, ENGINEERING AND DESIGNS GOVERNING THE CONSTRUCTION OF THIS SUBDIVISION ARE TRUE AND CORRECT, AND CONFORM TO THE REQUIREMENTS SET FORTH IN THE SUBDIVISION REGULATIONS AND TECHNICAL SPECIFICATIONS OF THE CITY OF PIPERTON.

JUNE 28, 20 07
DATE

PROFESSIONAL CIVIL ENGINEER
STATE OF TENNESSEE
CERTIFICATE NO. 017786

MARK E. DAVIS REGISTERED ENGINEER No.017786 STATE OF TENNESSEE 6/28/07

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, MARK DAVIS DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER, AND THAT I HAVE DESIGNED ALL STORM WATER DRAINAGE FOR THE TWIN LAKES OF PIPERTON SUBDIVISION TO ASSURE THAT NEITHER SAID SUBDIVISION NOR ADJOINING PROPERTY WILL BE DAMAGED OR THE CHARACTER OF LAND USE AFFECTED BY THE VELOCITY AND VOLUME OF WATER ENTERING OR LEAVING SAME.

IN WITNESS WHEREOF, I, THE SAID MARK DAVIS, PROFESSIONAL CIVIL ENGINEER, HEREUNTO SET OUT HAND AND AFFIX MY SEAL THIS 28TH DAY OF JUNE, 20 07.

PROFESSIONAL CIVIL ENGINEER,
STATE OF TENNESSEE

CERTIFICATE NO. 017786

MARK E. DAVIS REGISTERED ENGINEER No.017786 STATE OF TENNESSEE 6/28/07

LOT CL2:

OWNER'S CERTIFICATE

I (WE), Jeffrey & Siyan Hamsley, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN, HEREBY ADOPT THIS PLAT AS MY (OUR) PLAN OF DEVELOPMENT AND DEDICATE THE STREETS, RIGHTS-OF-WAY, AND GRANT EASEMENTS AS SHOWN AND/OR DESCRIBED TO THE CITY OF PIPERTON FOREVER. I (WE) CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE SAID PROPERTY IN FEE SIMPLE, DULY AUTHORIZED TO ACT, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES OR MORTGAGES WHICH HAVE BECOME DUE AND PAYABLE.

SIGNATURE Jeffrey Hamsley Siyan Hamsley TITLE Owners

NOTARY'S CERTIFICATE

STATE OF TENNESSEE
COUNTY OF FAYETTE

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED Jeffrey & Siyan Hamsley, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH, ACKNOWLEDGED HIMSELF (HERSELF) TO BE _____ OF THE TWIN LAKES OF PIPERTON, THE WITHIN NAMED BARGAINER, AND THAT HE (SHE) EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN PIPERTON, THIS 26th DAY OF July 20 07.

NOTARY PUBLIC Avery N. Dyer
MY COMMISSION EXPIRES 1-31-09

MORTGAGEE'S CERTIFICATE

WE, _____, THE UNDERSIGNED MORTGAGEE OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS OUR PLAN OF SUBDIVISION AND DEDICATE THE STREETS, RIGHTS-OF-WAY, UTILITIES, EASEMENTS, AND RIGHTS OF ACCESS AS SHOWN TO THE CITY OF PIPERTON FOREVER AND HEREBY CERTIFY THAT WE ARE THE MORTGAGEE DULY AUTHORIZED SO TO ACT AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

SIGNATURE _____ TITLE _____

NOTARY'S CERTIFICATE

STATE OF TENNESSEE
COUNTY OF FAYETTE

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED _____ OF TWIN LAKES OF PIPERTON SUBDIVISION, AND HE AS SUCH REPRESENTATIVE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED BY SIGNING HIS NAME AS REPRESENTATIVE OF THE MORTGAGEE.

IN WITNESS WHEREOF, I HEREUNTO SET OUT HAND AND AFFIX MY SEAL THIS ____ DAY OF _____, 20___.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

TWIN LAKES CD-O
(FINAL PLAT - PHASE 1 CONDITIONS OF APPROVAL)
1)THE APPLICANT SHALL SUBMIT A CORRECTED MASTER DEVELOPMENT PLAN FOR RECORDING PRIOR TO THE FILING OF A FINAL PLAN.
2)FINAL AND ENGINEERING PLATS SHALL CONFORM TO ALL REQUIREMENTS OF THE CITY OF PIPERTON SUBDIVISION REGULATIONS AND THE APPROVED MASTER DEVELOPMENT PLAN, AND SHALL BE REVISED AS DIRECTED BY STAFF PRIOR TO RECORDATION.
3)ALL CONSTRUCTION AND IMPROVEMENTS WITHIN THE DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE CITY OF PIPERTON SUBDIVISION REGULATIONS AND TECHNICAL SPECIFICATIONS, AND AS DIRECTED AND APPROVED BY THE CITY ENGINEER, UNLESS OTHERWISE NOTED ON THE FINAL PLAT.
4)THIS PROJECT MUST COMPLY WITH TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION NPDES REGULATIONS GOVERNING STORMWATER DISCHARGE DURING CONSTRUCTION ACTIVITY.
5)EROSION CONTROL MEASURES AS ILLUSTRATED ON THE CONSTRUCTION DRAWINGS, AND APPROVED BY THE CITY ENGINEER, SHALL BE IMPLEMENTED IN COMPLIANCE WITH THE APPLICANT.S FILED NOTICE OF INTENT, AND APPROVED NOTICE OF COVERAGE PRIOR TO ANY PERMITTED EARTH DISTURBANCE ACTIVITY.
6)LOCATION, SIZE, AND SPECIES OF ALL TREES 8. OR GREATER IN DIAMETER AT BREAST HEIGHT TO BE REMOVED OR DISTURBED.
7)THE DEVELOPER SHALL PROVIDE THE CITY WITH A COPY OF THE FINAL PLAT USING THE STATE PLANE COORDINATE SYSTEM WITH NAD-27 OR NAD-83 DATUM ON DISK OR CD IN A GENERALLY ACCEPTED FORMAT AT THE TIME THE FINAL PLAT IS PRESENTED FOR RECORDING.
8)ALL UTILITY TRANSFORMERS AND TELEPHONE PEDESTALS SHALL BE LOCATED AT LEAST FIVE (5) FEET FROM THE TOP OF SLOPE OF DRAINAGEWAYS, UNLESS ALTERNATIVE LOCATIONS ARE APPROVED BY THE CITY ENGINEER.
9)THE DEVELOPER SHALL HAVE HIS ENGINEER ESTABLISH AND CERTIFY A MINIMUM FIRST FLOOR ELEVATION FOR EACH LOT OR STRUCTURE IN THE SUBDIVISION THAT IS EIGHTEEN INCHES (18.) ABOVE THE ELEVATION OF STORM WATER INUNDATION DURING A 100-YEAR STORM EVENT. MINIMUM FINISHED FLOOR ELEVATIONS FOR EACH LOT SHALL BE NOTED ON THE FINAL PLAT, AND THE DEVELOPER SHALL MAKE THIS INFORMATION AVAILABLE TO THE INITIAL PURCHASER OF EACH LOT OR STRUCTURE.
10)ALL PROPOSED LOTS SHALL BE REMOVED FROM FEMA DESIGNATED FLOOD HAZARD AREAS PRIOR TO RECORDING THE FINAL PLAT.
11)OFFSITE IMPROVEMENTS SHALL BE MADE TO BALLARD ROAD PER ATTACHED DRAWING . STATION 0+00 IS THE CENTERLINE OF HIGHWAY 57 AND STATION NUMBERS INCREASE HEADING NORTH.
12)FOR THE OFFSITE SECTION OF WRIGHT ROAD, A WARRANTY LETTER OF CREDIT MUST BE PROVIDED GUARANTEEING THE REPAIR OF WRIGHT ROAD TO ORIGINAL OR BETTER CONDITION DURING THE CONSTRUCTION OF THE SUBDIVISION WHEN REQUESTED BY THE CITY AT ANY TIME DURING CONSTRUCTION OF THE SUBDIVISION. THE CITY WILL ALLOW THE DEVELOPER 30 CALENDAR DAYS FROM THE DATE OF NOTIFICATION TO REPAIR ANY PROBLEMS BEFORE INITIATING WARRANTY ACTION. NEAR THE TIME OF COMPLETION OF THE DEVELOPMENT, THE CITY.S ENGINEER AND DEVELOPER WILL REVIEW THE ROAD AND THE DEVELOPER WILL PROVIDE A FINAL REPAIR OF ALL DAMAGED AREAS OF THE ROAD IDENTIFIED BY THE ENGINEER WITHIN 60 DAYS OF THE COMPLETION OF CONSTRUCTION OF THE FINAL PHASE OF THE SUBDIVISION.
13)FOR THE AREA OF WRIGHT ROAD ADJACENT AND CONTIGUOUS TO THE DEVELOPMENT, THE DEVELOPER WILL PROVIDE A FULL 1-1/2. OVERLAY FINAL COURSE OF ASPHALT PER CITY SPECIFICATIONS.
14)A FULLY PAVED CONNECTION SHALL BE MADE TO WRIGHT ROAD PRIOR TO RECORDING THE FINAL PLAT.
15)DEDICATE RIGHT-OF-WAY PER FINAL PLAT: WRIGHT ROAD (25. FROM CENTERLINE); BALLARD ROAD (30.).
16)OFFSITE WATER IMPROVEMENTS ARE THE PROVISION OF A FULL 12. DUCTILE IRON WATER MAIN CONNECTION FROM KEOUGH ROAD TO THE ENTRANCE OF TWIN LAKES SUBDIVISION GENERALLY FOLLOWING THE ROUTE OF HIGHWAY 196, STATELINE ROAD, ACROSS HIGHWAY 57 AND THROUGH WINDBROOK ESTATES (OR OTHER ROUTE AS APPROVED BY THE CITY ENGINEER)
17)THE FOLLOWING NOTE SHALL BE INCLUDED IN ANY RESTRICTIVE COVENANTS FILED FOR THIS DEVELOPMENT:

IN THIS DEVELOPMENT, THERE SHALL BE A MINIMUM 15-FOOT UTILITY/DRAIN/SLOPE EASEMENT ALONG THE FRONT LINES OF ALL LOTS, AND A MINIMUM 5-FOOT UTILITY EASEMENT ALONG THE REAR AND SIDE LINES OF ALL LOTS, IN ADDITION TO ANY OTHER EASEMENT(S) SHOWN ON THE RECORDED PLAT. WITHIN THESE EASEMENTS, WHICH SHALL BE MADE IN FAVOR OF THE CITY OF PIPERTON, NO CONSTRUCTION OF ANY KIND SHALL BE PLACED OR PERMITTED TO REMAIN WHICH WILL IN ANY WAY DAMAGE OR INTERFERE WITH THE INSTALLATION OR MAINTENANCE OF UTILITIES.

18)ALL UTILITY SERVICES TO BUILDINGS WITHIN THIS DEVELOPMENT SHALL BE UNDERGROUND.
19)STATE APPROVAL IS REQUIRED FOR THE INSTALLATION OF MUNICIPAL WATER AND PUBLIC/PRIVATE SEWER SYSTEMS. A COPY OF THE STATE APPROVED PLAN(S) SHALL BE FILED WITH THE CITY PRIOR TO THE INSTALLATION OF WATER/SEWER INFRASTRUCTURE.
20)TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION APPROVAL OF THE DECENTRALIZED SYSTEM AND PROPOSED DRAIN FIELD SHALL BE REQUIRED PRIOR TO RECORDING OF THE FINAL PLAT.
21)THE PROPOSED PUBLIC DRAINFIELD AREA AND ASSOCIATED PERMANENT EASEMENTS SHALL BE CONVEYED WITH THE RECORDING OF THE FINAL PLAT.
22)DRIVEWAY CULVERT SIZES FOR EACH LOT SHALL BE NOTED ON THE FINAL PLAT.
23)DEVELOPER/OWNER SHALL CONVEY ACCESS RIGHTS TO THE CITY OF PIPERTON FOR LOTS CL 1, 31, 32, 45, AND 46 (BALLARD ROAD); AND CL 3, CL 4, CL 5 (WRIGHT ROAD).
24)A MINIMUM FIRE FLOW OF 1,500 GPM WITH A RESIDUAL PRESSURE OF 20 PSI SHALL BE MAINTAINED FOR ALL RESIDENTIAL WATER SYSTEMS.
25)A MINIMUM OF TWO (2) PERMANENT BENCH MARKS TO ESTABLISH VERTICAL CONTROL (BASED ON NATIONAL GEODETIC VERTICAL DATUM) SHALL BE PLACED AND CERTIFIED BY A LICENSED, TENNESSEE PROFESSIONAL LAND SURVEYOR WITHIN THIS DEVELOPMENT.
26)A LEGAL DESCRIPTION AND CONVEYANCE INSTRUMENT SHALL BE PROVIDED FOR ANY AND ALL DEDICATED PUBLIC SPACE, AND REFERENCED ON THE PLAT.
27)PROPERTY OWNERS COVENANTS, CONDITIONS, AND RESTRICTIONS, WHICH SHALL ADDRESS MAINTENANCE RESPONSIBILITIES FOR ALL PRIVATE FACILITIES, SHALL BE FILED, REVIEWED, AND APPROVED BY THE CITY ATTORNEY PRIOR TO THE RECORDING OF THE FINAL PLAT.
28)CONSERVATION EASEMENTS SHALL BE ESTABLISHED FOR LOTS 1, 2, 3, 4, AND 5. EASEMENT LANGUAGE SHALL BE APPROVED BY THE CITY ATTORNEY PRIOR TO THE RECORDING OF THE PLAT. INSTRUMENT NUMBERS FOR EASEMENTS SHALL BE REFERENCED ON THE PLAT.
29)SUBMIT COMMON OPEN SPACE IMPROVEMENT PLAN TO PLANNING COMMISSION FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE PLAT.
30)IDENTIFY ALL PROPOSED EXCEPTIONS FROM ZONING ORDINANCE/SUBDIVISION REGULATIONS REQUIREMENTS/STANDARDS ON THE FINAL PLAT.
31)STANDARD IMPROVEMENTS CONTRACT, INCLUDING ALL APPLICABLE DEVELOPMENT FEES, SHALL BE REQUIRED PER THE CITY OF PIPERTON SUBDIVISION REGULATIONS.
32)THE APPLICANT SHALL CAUSE THE FINAL PLAT FOR THIS DEVELOPMENT TO BE RECORDED WITHIN ONE (1) YEAR OF THE PLANNING COMMISSION.S APPROVAL.

AMENDMENT TO MASTER DEVELOPMENT PLAN .
1) (ORD. 109-07) 5/1/07 . AMENDMENT TO THE PREVIOUSLY APPROVED MASTER DEVELOPMENT PLAN FOR THE TWIN LAKES CONSERVATION DESIGN OVERLY (CD-O) SUBDIVISION IN ORDER TO PERMIT THE RECONFIGURATION OF THE BOUNDARY AND AREA OF .CONSERVATION LOT 1. AND ASSOCIATED OPEN SPACE MEDIAN AS ILLUSTRATED ON THE FINAL PLAT, PH. 1.

CERTIFICATION OF APPROVAL OF WATER LINES AND DRAINAGE SYSTEM

I, Robert M. Conrad DO HEREBY CERTIFY THAT THE PLANS REGARDING DRAINAGE SYSTEMS AND WATER LAYOUT MEET THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND TECHNICAL SPECIFICATIONS OF THE CITY OF PIPERTON.

July 9, 20 07
DATE CITY ENGINEER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I, WILLIAM E. BERRIE DO HEREBY CERTIFY THAT A SET OF CONSTRUCTION PLANS REGARDING THE WATER SUPPLY BEARING THE SEAL OF THE TENNESSEE DEPARTMENT OF PUBLIC HEALTH WHICH INDICATES SAID PLANS MEET THE DEPARTMENT'S REQUIREMENTS HAVE BEEN RECEIVED.

JULY 10, 20 07
DATE SUPERINTENDENT OF WATER AND SEWER

CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES AND DRAINAGE TREATMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS, OR (2) THAT A GUARANTEE HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

July 9, 20 07
DATE CITY ENGINEER

PLANNING COMMISSION CERTIFICATE

I, Ken Spagner, DO HEREBY CERTIFY THAT THE CITY OF PIPERTON PLANNING COMMISSION HAS APPROVED THIS PLAT OF SUBDIVISION FOR RECORDING.

7/10 20 07.
DATE SECRETARY, CITY OF PIPERTON PLANNING COMMISSION

Ken Spagner By: Elizabeth McConnon by permission

FAYETTE COUNTY TRANSFER
JUL 10 2007
MARK WARD
ASSESSOR OF PROPERTY
BY

FAYETTE COUNTY MARK WARD ASSESSOR

07-9-2007

BK/PG: 10/184-188
17004416
5 PGS:AL-PLAT
SISSY BATCH: 87731
07/10/2017 - 12:56 PM

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, FAYETTE COUNTY
SISSY DOWDLE
REGISTER OF DEEDS

BK/PG: 9/25-35
07006356

HOWARD PATTAT

Re-Recorded 8/27/15

DAVIS ENGINEERING COMPANY
ENGINEERING ■ PLANNING ■ SURVEYING

FINAL PLAT

TWIN LAKES OF PIPERTON
PHASE 1

CITY OF PIPERTON

93 LOTS	119.91 TOTAL ACRES	ZONING: RC / CD-O	TAX ID DISTRICT 10, MAP 164, PARCEL 103

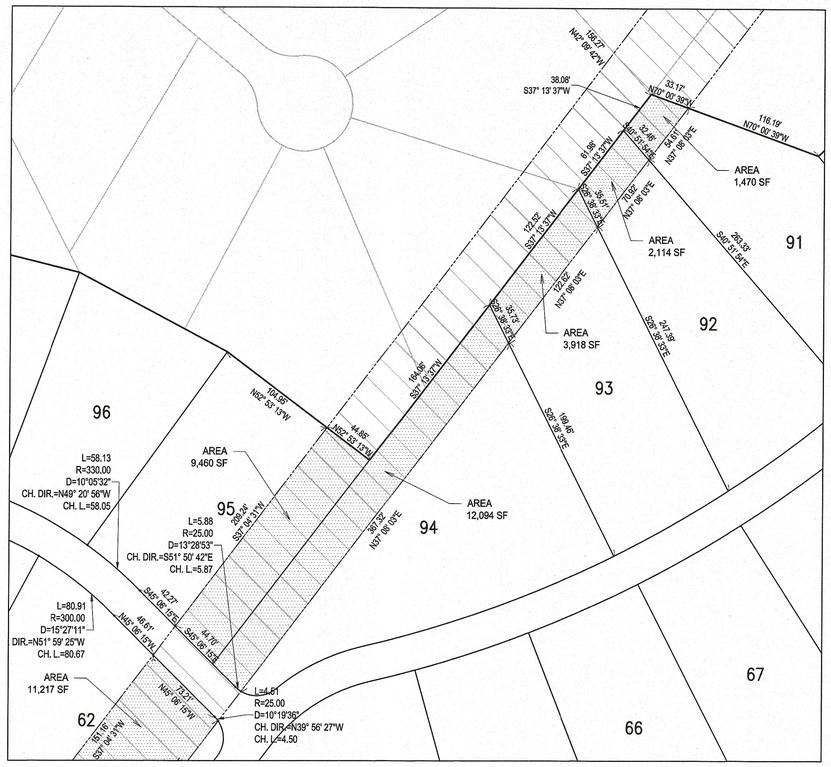
DEVELOPER
BOYLE INVESTMENT COMPANY
5900 POPLAR AVENUE
MEMPHIS, TN 38119 (901) 767-0100

ENGINEER / SURVEYOR
DAVIS ENGINEERING CO. INC.
6625 LENOX PARK DRIVE, SUITE 117
MEMPHIS, TN 38115 (901) 767-1185

100 YEAR FLOOD ELEVATION	FEMA COMMUNITY PANEL NUMBER	FEMA MAP DATE
304.0 - 305.0 +/-	470352 0165B	05 JULY 1983
28 JUNE 2007	SCALE: 1 IN. = 100 FT.	SHEET 4 OF 5

05C125

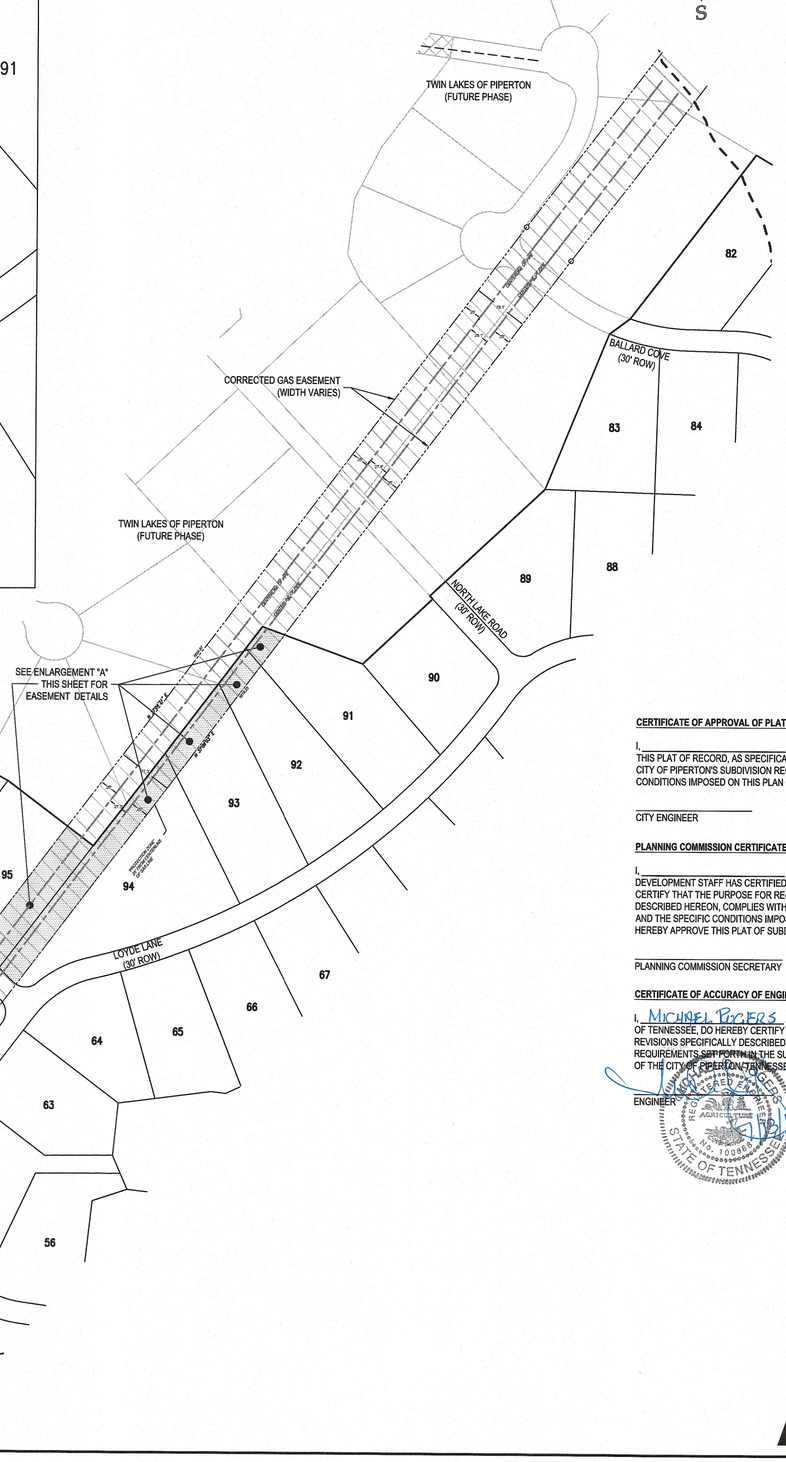
© COPYRIGHT, 2007 (UNPUBLISHED) DAVIS ENGINEERING CO., INC.
G:\05c125\dms\twn_lks_14.pro Thu Jun 28 09:43:33 2007

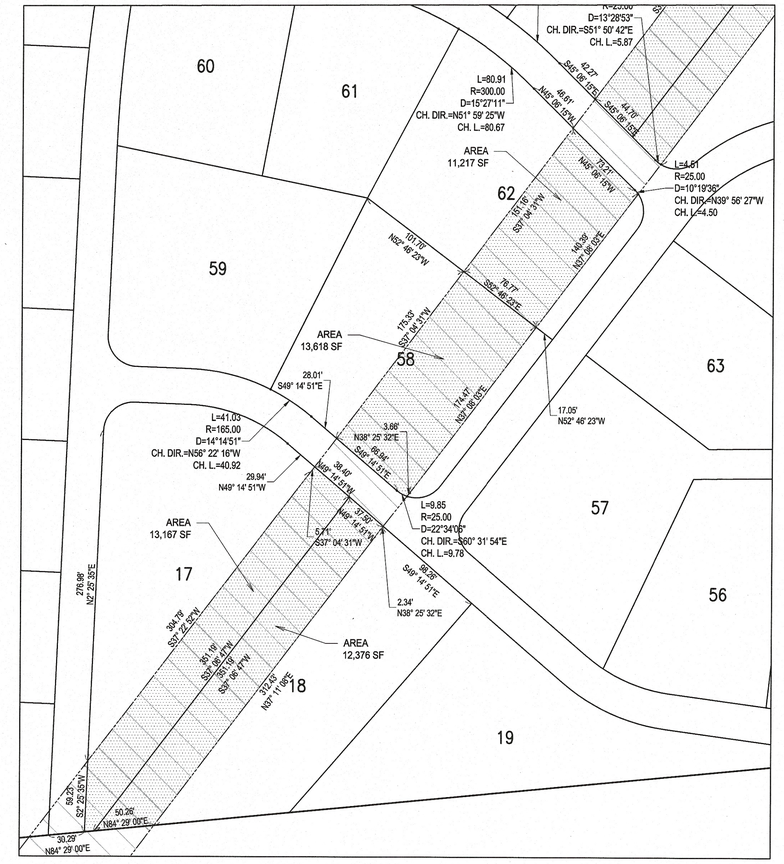


ENLARGEMENT "A" - LOT 91, LOT 92, LOT 93, LOT 94 & LOT 95
SCALE 1" = 60'

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200 400
1 inch = 100ft.

N
W A E
S





ENLARGEMENT "B" - LOT 17, LOT 18, LOT 58 & LOT 62
SCALE 1" = 60'

CERTIFICATE OF APPROVAL OF PLAT RE-RECORDING, CITY ENGINEER

I, _____ DO HEREBY CERTIFY THAT THE PURPOSE FOR RE-RECORDING THIS PLAT OF RECORD, AS SPECIFICALLY DESCRIBED HEREON, MEETS THE REQUIREMENTS OF THE CITY OF PIPERTON'S SUBDIVISION REGULATIONS, ZONING ORDINANCE, AND THE SPECIFIC CONDITIONS IMPOSED ON THIS PLAN OF SUBDIVISION/DEVELOPMENT.

_____ _____
CITY ENGINEER DATE

PLANNING COMMISSION CERTIFICATE (PLAT RE-RECORDING)

I, _____ DO HEREBY ATTEST THAT THE CITY OF PIPERTON DEVELOPMENT STAFF HAS CERTIFIED TO ME THAT THE PURPOSE FOR RE-RECORDING THIS PLAT CERTIFY THAT THE PURPOSE FOR RE-RECORDING THIS PLAT OF RECORD, AS SPECIFICALLY DESCRIBED HEREON, COMPLIES WITH THE CITY'S SUBDIVISION REGULATIONS, ZONING ORDINANCE, AND THE SPECIFIC CONDITIONS IMPOSED ON THIS PLAN OF SUBDIVISION/DEVELOPMENT, AND I DO HEREBY APPROVE THIS PLAT OF SUBDIVISION FOR RE-RECORDING.

_____ _____
PLANNING COMMISSION SECRETARY DATE

CERTIFICATE OF ACCURACY OF ENGINEERING AND DESIGN (PLAT RE-RECORDING)

I, MICHAEL PYCHERS A PROFESSIONAL CIVIL ENGINEER, REGISTERED IN THE STATE OF TENNESSEE, DO HEREBY CERTIFY THAT THE ENGINEERING AND DESIGNS GOVERNING THE PLAT REVISIONS SPECIFICALLY DESCRIBED HEREON, ARE TRUE AND CORRECT, AND CONFORM TO THE REQUIREMENTS SET FORTH IN THE SUBDIVISION REGULATIONS AND TECHNICAL SPECIFICATIONS OF THE CITY OF PIPERTON, TENNESSEE

ENGINEER _____ DATE _____

MICHAEL PYCHERS REGISTERED ENGINEER AGRICULTURE No. 100884 STATE OF TENNESSEE

1 THIS PLAT IS BEING RE-RE-RECORDED TO REFLECT THE CORRECT EXTENTS OF THE AMERICAN / LOUISIANA PIPE LINE COMPANY GAS EASEMENT AS RECORDED IN PLAT BOOK 112, PAGE 340, INCLUDING THE ADDITION OF A 5th SHEET TO THIS PLAT.

NOTE: GAS EASEMENT REVISIONS SHOWN HEREON ARE IN CONFORMITY WITH TRANSCANADA REQUIREMENTS PER LETTER FROM MR. JOE O'STEEN, TRANSCANADA SENIOR LAND REPRESENTATIVE, TO THE CITY OF PIPERTON, DATED APRIL 5, 2017.

FISHER ARNOLD
ENGINEERING INTEGRATION

FINAL PLAT

TWIN LAKES OF PIPERTON PHASE 1

CITY OF PIPERTON

93 LOTS	119.91 TOTAL ACRES	ZONING: RC / CD-0	TAX ID DISTRICT 10, MAP 164, PARCELS 26 & 26.03

DEVELOPER	ENGINEER / SURVEYOR
BOYLE INVESTMENT COMPANY 5900 POPLAR AVENUE MEMPHIS, TN 38119 (901) 767-0100	FISHER ARNOLD 9180 CRESTWYN HILLS DRIVE MEMPHIS, TN 38115-8538 (901) 748-1811

100 YEAR FLOOD ELEVATION	FEMA COMMUNITY PANEL NUMBER	FEMA MAP DATE
304.0 - 305.0 +/-	47047C0405C & 47047C0415C	NOVEMBER 5, 2008
26 SEPTEMBER 2016	SCALE: 1 IN. = 100 FT.	1 SHEET 5 OF 5

Copyright 2017 Fisher & Arnold, Inc., all rights reserved
Filename: W:\10046\Subdivision\plans\REVISED PHASE 1 PLATS 2.dwg
Layout Name: 1
Plotted: Thursday, June 29, 2017 - 2:12 pm
By: kmendall