

REQUIRED SIDEWALKS

STREET NAME	SW WIDTH	SIDE	LOCATION FROM BACK OF CURB
ALLELON CIRCLE EAST	5'	EAST	4.5' GRASS PLOT
ALLELON CIRCLE SOUTH	5'	SOUTH (EXCEPT C.O.S.D)	4.5' GRASS PLOT
ALLELON WOODS LANE	5'	EAST	4.5' GRASS PLOT
ALLELON BEND LANE	5'	EAST	4.5' GRASS PLOT

THE REQUIRED SIDEWALKS SHALL BE INSTALLED ACROSS THE FRONTAGE OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AND OCCUPANCY OF THE BUILDING OR BY THE DEVELOPERS FOR THE C.O.S. FRONTAGE.

LOTS 1-50

- SETBACKS:**
 FRONT ——— 40'
 REAR ——— 25'
 SIDE ——— LOTS 12-14, LOTS 17-26,
 LOTS 37-39, LOTS 40-42 &
 LOTS 48-50.
 5' ON ONE SIDE AND 15'
 ON THE OTHER SIDE AS
 SHOWN GRAPHICALLY.
 LOTS 15 & 16
 5' ON ONE SIDE AND 10'
 ON THE OTHER SIDE AS
 SHOWN GRAPHICALLY.

NOTES:

THE CITY OF GERMANTOWN SHALL BE GRANTED A PUBLIC EASEMENT WITHIN ALL PRIVATE STREET RIGHT-OF-WAYS FOR PURPOSES OF MAINTAINING PUBLIC DRAINAGE, SANITARY SEWER AND WATER.

FACILITIES NOTED AS STORM WATER DETENTION SHALL NOT BE ALTERED WITHOUT WRITTEN PERMISSION FROM THE CITY ENGINEER. THE STORM WATER DETENTION FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF GERMANTOWN, MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO REMOVAL OF SEDIMENTATION, DEBRIS, TRASH, LAWN CLIPPINGS AND REPAIR AND MAINTENANCE OF DRAINAGE STRUCTURE. THE OWNER / HOA SHALL PERFORM INSPECTIONS MONTHLY, SUBMITTING A WRITTEN REPORT ANNUALLY TO THE CITY OF GERMANTOWN ENGINEER NOTING THE CONDITION OF THE FACILITIES AND REMEDIAL ACTION(S) TAKEN. RECOMMENDED REPAIRS/MAINTENANCE IN THE REPORT SHALL BE PERFORMED BY A LICENSED/CERTIFIED CONTRACTOR.

THE H.O.A. SHALL MAINTAIN ALL COMMON AREAS INCLUDING RETAINING WALL WITHIN C.O.S. C, ENTRANCE GATES AND FENCE, PRIVATE DRAINAGE, DETENTION FACILITIES WITHIN C.O.S. A, AND PRIVATE ROADS (COS E), AS RECORDED IN INST. NO. 19035873.

SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLE.

PHASE 1 SHALL CONSIST OF ALL COMMON SPACES, ALL PRIVATE STREET RIGHTS-OF-WAY (COS E), LOTS 1-11, 27-36, 43-47 AND THE PRIVATE DRAINAGE EASEMENT ON LOTS 41 & 42 IN PHASE 2 AND THE PUBLIC DRAINAGE EASEMENT ON LOT 19 IN PHASE 2.

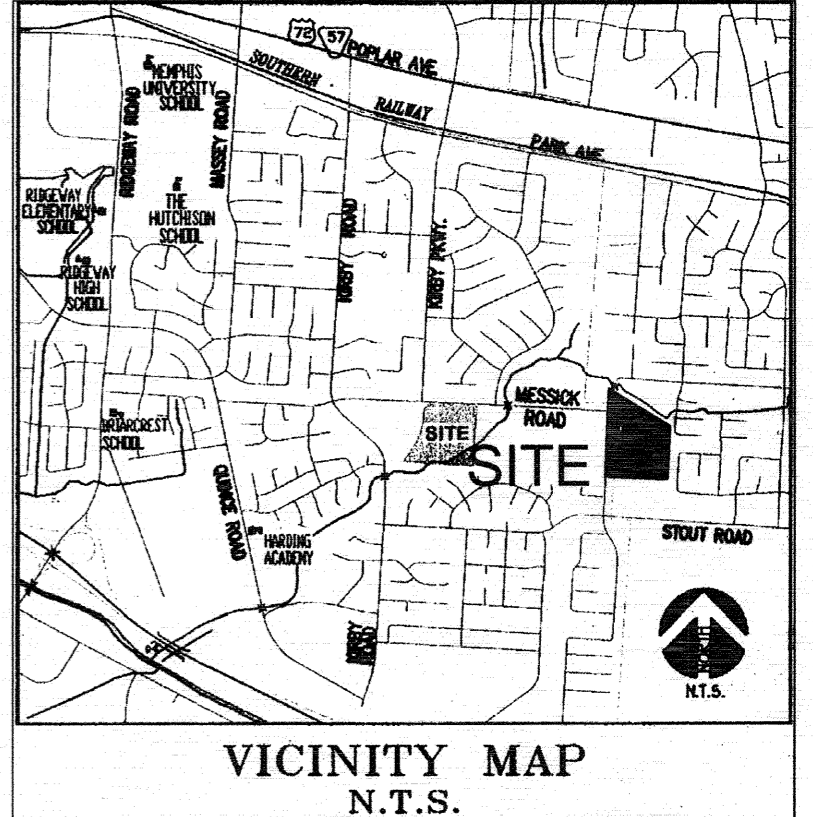
PHASE 2 SHALL CONSIST OF LOTS 12-26, 37-42, AND 48-50.

THE SOUTHERN GATE IS EXIT ONLY GATE.

5' UTILITY EASEMENTS ARE LOCATED ALONG ALL LOT LINES AS GRAPHICALLY SHOWN, EXCEPT FOR ALONG THE COMMON LOT LINE BETWEEN LOTS 9 AND 10, AND ALONG THE REAR OF LOTS 9, 10 AND 11.

TWO (2) TREES ARE REQUIRED TO BE PLANTED PER LOT. LOCATION OF PLANTED TREES TO BE INSTALLED AT TIME OF FOUNDATION SURVEY APPROVAL AND SHALL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

RECORDED EASEMENTS: NO PERMANENT ACCESSORY BUILDING, STRUCTURE, OR EQUIPMENT, INCLUDING BUT NOT LIMITED TO HVAC UNITS AND POOL EQUIPMENT, SHALL BE LOCATED WITHIN A RECORDED EASEMENT.



NOTES:

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA ACCORDING TO FIRM PANEL 47157C0455F DATED SEPTEMBER 28, 2007.

ALL PUBLIC AND PRIVATE STREETS IN MEMPHIS AND GERMANTOWN WERE IMPROVED AND DEDICATED WITH PHASE 1 (P.B. 281, PG. 17).

ALL FFE'S LISTED ARE MINIMUM FINISHED FLOOR ELEVATIONS.

TBM - PK NAIL LOCATED IN E MCVAY ROAD @ SOUTHWEST CORNER OF PROPERTY. ELEVATION = 334.23

CITY OF MEMPHIS BM #1065 - MCVAY RD. & STOUT RD.; CITY MONUMENT IS LOCATED ON THE SE COR., AT FRONT OF SWALK, 10' S. OF ER ON MCVAY RD. SIDE. ELEVATION = 327.72

PLEASE BE ADVISED THAT A BUILDING PERMIT ISSUED BY THE MEMPHIS/SHELBY COUNTY OFFICE OF CONSTRUCTION CODE ENFORCEMENT DOES NOT ALLOW FOR ALTERATIONS AND/OR IMPROVEMENTS TO ANY RIGHT-OF-WAY (ROW) MAINTAINED BY THE CITY OF MEMPHIS. ALTERATIONS AND/OR IMPROVEMENTS TO THE CITY OF MEMPHIS ROW INCLUDE BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB AND GUTTER, DRIVEWAY APRONS AND UTILITY TIE-INS. ROW PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT PH 636-6700 FOR ANY WORK WITHIN MCVAY R.O.W. WITHIN CITY OF MEMPHIS LIMITS. ROW PERMITS MUST BE OBTAINED FROM THE CITY OF GERMANTOWN FOR ANY WORK WITHIN MCVAY ROAD R.O.W. WITHIN GERMANTOWN CITY LIMITS.

CITY OF GERMANTOWN # 16-638
FINAL PLAT
PHASE 2
ALLELON SUBDIVISION
 GERMANTOWN, TENNESSEE
 JANUARY 2021

TOTAL AREA: 432,138 SF / 9.92 AC.
 WARD 81, BLOCK 30 & 56, PARCEL #354
 GERMANTOWN ZONING: R
 FEMA PANEL NO. 47157C0455F / ELEV. 305-312.
 TOTAL LOTS : 24 LOTS

PREPARED FOR:
BOYLE INVESTMENT COMPANY
 5900 POPLAR AVE
 MEMPHIS, TN 38119



RECORDED:

REVISED:

21009727-
 01/26/2021 10:17:22 AM
 BK 289 PG 15
 Sheldra Y. Ford
 REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

ON JULY 14, 2016 THE MEMPHIS AND SHELBY COUNTY LAND USE CONTROL BOARD APPROVED THE CITY OF MEMPHIS PORTION OF THE ALLELON SUBDIVISION PLAN SUBJECT TO THE FOLLOWING CONDITIONS AND VARIANCE:

1. DEDICATE 34 FEET FROM THE CENTERLINE OF MCVAY ROAD. NO IMPROVEMENTS ARE REQUIRED.
2. THE TWO PROPOSED STREET STUBS FROM MCVAY ROAD TO THE GERMANTOWN CITY LIMITS LINE LOCATED IN THE CITY OF MEMPHIS (ALLELON CIRCLE NORTH AND ALLELON CIRCLE SOUTH) SHALL BE DEDICATED AND IMPROVED TO A STANDARD ACCEPTABLE TO THE CITY OF MEMPHIS. THESE STREET STUBS MAY BE MAINTAINED BY THE CITY OF GERMANTOWN SUBJECT TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF MEMPHIS AND CITY OF GERMANTOWN.
3. ANY TRAFFIC CONTROL SIGNS AND STREET NAME IDENTIFICATION SIGNS TO BE INSTALLED AT THE INTERSECTIONS OF ALLELON CIRCLE NORTH AND ALLELON CIRCLE SOUTH WITH MCVAY ROAD SHALL BE APPROVED BY THE CITY OF MEMPHIS TRAFFIC ENGINEERING DEPARTMENT.
4. THE COMMON OPEN SPACE AREAS SHALL COMPLY WITH SECTIONS 6.2.4 AND 6.2.5 OF THE UNIFIED DEVELOPMENT CODE. THE BINDING LEGAL INSTRUMENT GOVERNING THE COMMON OPEN SPACE SHALL BE RECORDED PRIOR TO OR CONCURRENT WITH THE FINAL PLAT.

MCVAY ROAD IMPROVEMENT WAIVER

IN ACCORDANCE WITH SUB-SECTION 9.7. 7F OF THE UNIFIED DEVELOPMENT CODE, A WAIVER IS HEREBY GRANTED TO THE INSTALLATION OF ROAD IMPROVEMENTS REQUIRED BY ARTICLE 5 (INFRASTRUCTURE AND PUBLIC IMPROVEMENTS) OF THE UNIFIED DEVELOPMENT CODE.

ON FEBRUARY 14, 2019 THE MEMPHIS AND SHELBY COUNTY LAND USE CONTROL BOARD APPROVED PRIVATE STREETS FOR THE CITY OF MEMPHIS PORTION OF THE ALLELON SUBDIVISION SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE TWO PROPOSED STREET STUBS FROM MCVAY ROAD TO THE GERMANTOWN CITY LIMITS LINE LOCATED IN THE CITY OF MEMPHIS (ALLELON CIRCLE NORTH AND ALLELON CIRCLE SOUTH) SHALL BE IMPROVED TO A STANDARD ACCEPTABLE TO THE CITY OF MEMPHIS. THESE STREET STUBS SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. THE BINDING LEGAL INSTRUMENT GOVERNING THE PRIVATE STREET STUBS SHALL BE RECORDED PRIOR TO OR CONCURRENT WITH THE FINAL PLAT. THE INSTRUMENT NUMBER OF THIS INSTRUMENT IS 19035873.
2. ANY TRAFFIC CONTROL SIGNS AND STREET NAME IDENTIFICATION SIGNS TO BE INSTALLED AT THE INTERSECTIONS OF ALLELON CIRCLE NORTH AND ALLELON CIRCLE SOUTH WITH MCVAY ROAD SHALL BE APPROVED BY THE CITY OF MEMPHIS TRAFFIC ENGINEERING DEPARTMENT. SUCH STREET NAME IDENTIFICATION SIGNS SHALL BE BLUE IN COLOR.
3. ONE FINAL PLAT/FINAL PLAN REFLECTING THE SEPARATE APPROVALS WITHIN THE CITY OF GERMANTOWN AND THE CITY OF MEMPHIS SHALL BE SUBMITTED FOR RECORDATION, INCLUDING THE APPROVAL OF THE CITY OF GERMANTOWN OF THE ENTRANCE/EXIT GATES AND ASSOCIATED VEHICULAR CONTROL DEVICES.

ON MARCH 25, 2019 THE GERMANTOWN BOARD OF MAYOR AND ALDERMAN APPROVED PRIVATE STREETS FOR THE CITY OF GERMANTOWN'S PORTION OF THE ALLELON SUBDIVISION SUBJECT TO THE FOLLOWING CONDITIONS:

1. PRIOR TO FINAL ACCEPTANCE OF THIS PROJECT AND SUBSEQUENT RELEASE OF SECURITY, THE DEVELOPER IS RESPONSIBLE FOR PROVIDING NECESSARY DOCUMENTATION THAT THE STREET LIGHTS HAVE INDEED BEEN CONVERTED TO PRIVATE MAINTENANCE RESPONSIBILITY.
2. ALL RECORDED EASEMENTS SHALL BE SHOWN ON THE PLAT. A FIVE (5) FOOT UTILITY EASEMENT IS REQUIRED ALONG ALL PROPERTY LINES, ADJACENT TO AND NOT WITHIN ANY OTHER EASEMENT.
3. ANY ENTRANCE FEATURE/LANDSCAPING SHALL BE CONTAINED IN A LANDSCAPE EASEMENT.
4. THE SUBDIVISION COVENANTS SHALL INCLUDE A PROVISION FOR A HOMEOWNER'S ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FENCE/ENTRANCE STRUCTURES, LANDSCAPING, IRRIGATION, AND COMMON OPEN SPACE.
5. ALL SURVEY DATA SHALL BE TIED TO TENNESSEE STATE PLANE COORDINATES AND THE CITY OF GERMANTOWN MONUMENTED SURVEY CONTROL. THE FINAL PLAT, CONSTRUCTION DRAWINGS AND "AS BUILT" PLANS SHALL BE SUBMITTED ON ELECTRONIC MEDIA IN DXF FORMAT. CONCRETE MONUMENTS SHALL BE PLACED AT ALL CORNERS OF THE SUBDIVIDED PROPERTY.
6. THE DEVELOPER AGREES TO INCLUDE IN ALL CONTRACTS BETWEEN THE DEVELOPER AND PURCHASER OF ANY PART OF THE PROPERTY (LOT PURCHASERS) THE FOLLOWING UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE CITY ENGINEER:
 - (A) ALL STREETS SHALL BE KEPT CLEAR AND FREE OF DIRT AND DEBRIS;
 - (B) ALL CONSTRUCTION ACTIVITY SHALL BEGIN NO EARLIER THAN 7:00 A.M. AND END NO LATER THAN 6:00 P.M., MONDAY THRU SATURDAY, AND NO CONSTRUCTION ACTIVITY SHALL BE PERMITTED ON SUNDAYS; AND
 - (C) THE DEVELOPER AND LOT PURCHASERS SHALL PROVIDE THE DEPARTMENT OF COMMUNITY DEVELOPMENT WITH THE NAME, ADDRESS AND PHONE NUMBER OF PERSON(S) TO BE CONTACTED AND RESPONSIBLE FOR CORRECTING ANY OF THE ABOVE SHOULD THE OCCASION ARISE TO DO SO.

OWNERS CERTIFICATE

WE **BOYLE INVESTMENT CO.**, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO PUBLIC USE FOREVER, AND HEREBY CERTIFY THAT WE ARE THE OWNER(S) IN FEE SIMPLE, DULY AUTHORIZED TO ACT, AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES THAT HAVE BECOME DUE AND PAYABLE.

[Signature]
GARY THOMPSON, VICE PRESIDENT DATE 1/12/21

STATE OF TENNESSEE
COUNTY OF SHELBY

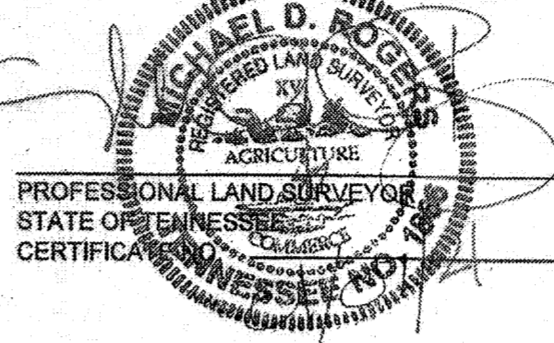
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED GARY THOMPSON WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON HIS OATH, ACKNOWLEDGE HIMSELF TO BE THE OWNER OF THE ALLELON SUBDIVISION, PHASE 2, AND HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS/HER NAME AS OWNER.
IN WITNESS WHEREOF, I HERETO SET MY HAND AFFIX MY SEAL THIS 12 DAY OF JANUARY 2021

[Signature]
NOTARY PUBLIC
10-19-22
MY COMMISSION EXPIRES



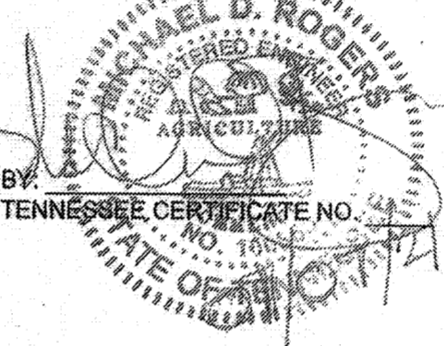
CERTIFICATE OF SURVEY

I, MICHAEL ROGERS
DO HEREBY CERTIFY THAT I AM REGISTERED LAND SURVEYOR, AND THAT I HAVE SURVEYED THE LANDS, EMBRACED WITHIN MAP OR PLAT DESIGNATED AS ALLELON SUBDIVISION, PHASE 2, A SUBDIVISION ALL LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF GERMANTOWN, TENNESSEE; SAID THIS PLAT IS A TRUE AND CORRECT PLAT OF THE LANDS EMBRACED THEREIN, SHOWING THE SUBDIVISION THEREOF IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GERMANTOWN, TENNESSEE; I FURTHER CERTIFY THAT THE SURVEY OF THE LANDS EMBRACED WITHIN SAID PLAT OR MAP HAS BEEN CORRECTLY MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GERMANTOWN, TENNESSEE.



ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT, IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE ZONING ORDINANCE, THE SUBDIVISION REGULATIONS AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING LAWS AND REGULATIONS.



APPROVED BY THE GERMANTOWN PLANNING COMMISSION

[Signature]
SECRETARY, PLANNING COMMISSION DATE 1/25/21

OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE

THE CITY OF MEMPHIS PORTION OF THIS PLAN WAS APPROVED BY THE MEMPHIS AND SHELBY COUNTY LAND USE CONTROL BOARD JULY 14, 2016 WITH AN AMENDED APPROVAL ON FEBRUARY 14, 2019 TO ALLOW PRIVATE STREETS.

BY *[Signature]*
DIRECTOR OF PLANNING AND DEVELOPMENT DATE 1/15/21

CITY ENGINEER *[Signature]*

[Signature]
DIRECTOR, ECD
01/15/2021

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C24	25.55'	34.50'	42°26'04"	N17° 52' 32"W	24.97'
C25	3.47'	34.50'	5°45'19"	N41° 58' 14"W	3.46'
C26	64.71'	40.50'	91°32'42"	S0° 55' 28"W	58.04'
C27	53.85'	40.50'	76°10'59"	S84° 47' 18"W	49.97'
C28	13.18'	40.50'	18°39'05"	N47° 47' 40"W	13.13'
C29	29.02'	34.50'	48°11'23"	S62° 33' 49"E	28.17'
C30	54.19'	34.50'	90°00'00"	S48° 20' 30"W	48.79'
C31	54.19'	34.50'	90°00'00"	N41° 39' 30"W	48.79'
C32	54.19'	34.50'	90°00'00"	S48° 20' 30"W	48.79'
C33	70.37'	134.50'	28°58'40"	S71° 40' 10"E	69.57'
C34	48.81'	34.50'	81°03'23"	S16° 09' 09"E	44.84'
C36	53.42'	145.50'	21°02'07"	S13° 51' 29"W	53.12'
C37	169.35'	250.00'	38°48'47"	N68° 39' 45"W	166.13'
C38	229.50'	250.00'	52°35'52"	N22° 57' 26"W	221.53'
C39	97.92'	160.00'	37°24'08"	S22° 02' 34"W	96.19'
C40	110.80'	165.50'	38°21'37"	N63° 00' 18"W	108.75'
C46	12.92'	114.50'	6°27'57"	N6° 34' 24"E	12.91'
C48	0.48'	134.50'	0°12'17"	N43° 55' 38"W	0.48'
C49	15.61'	150.00'	5°57'49"	N46° 48' 24"W	15.61'
C50	83.64'	130.00'	36°51'45"	N21° 46' 18"E	82.20'
C51	112.14'	150.00'	42°50'00"	S65° 14' 30"E	109.54'
C52	96.53'	150.00'	36°52'12"	N68° 15' 24"W	94.87'
C54	39.27'	50.00'	45°00'00"	N25° 50' 30"E	38.27'
C55	39.27'	50.00'	45°00'00"	N70° 50' 30"E	38.27'

Line Table		
Line #	Length	Direction
L5	20.71'	N41° 39' 30"W
L8	34.16'	N88° 04' 09"W
L10	34.00'	N86° 39' 30"W
L12	60.53'	N5° 35' 28"E
L13	49.99'	N86° 39' 30"W

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PHASE 2
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GERMANTOWN, TENNESSEE
JANUARY, 2021

TOTAL AREA: 432,138 SF / 9.92 AC.
WARD 81, BLOCK 30 & 56, PARCEL #354
GERMANTOWN ZONING: R
FEMA PANEL NO. 47157C0455F / ELEV. 305-312.
TOTAL LOTS : 24 LOTS

PREPARED FOR:
BOYLE INVESTMENT COMPANY
5900 POPLAR AVE
MEMPHIS, TN 38119



RECORDED:

21009727-
01/26/2021 10:17:22 AM
BK 289 PG 15
Shelandra Y. Ford
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

REVISED: