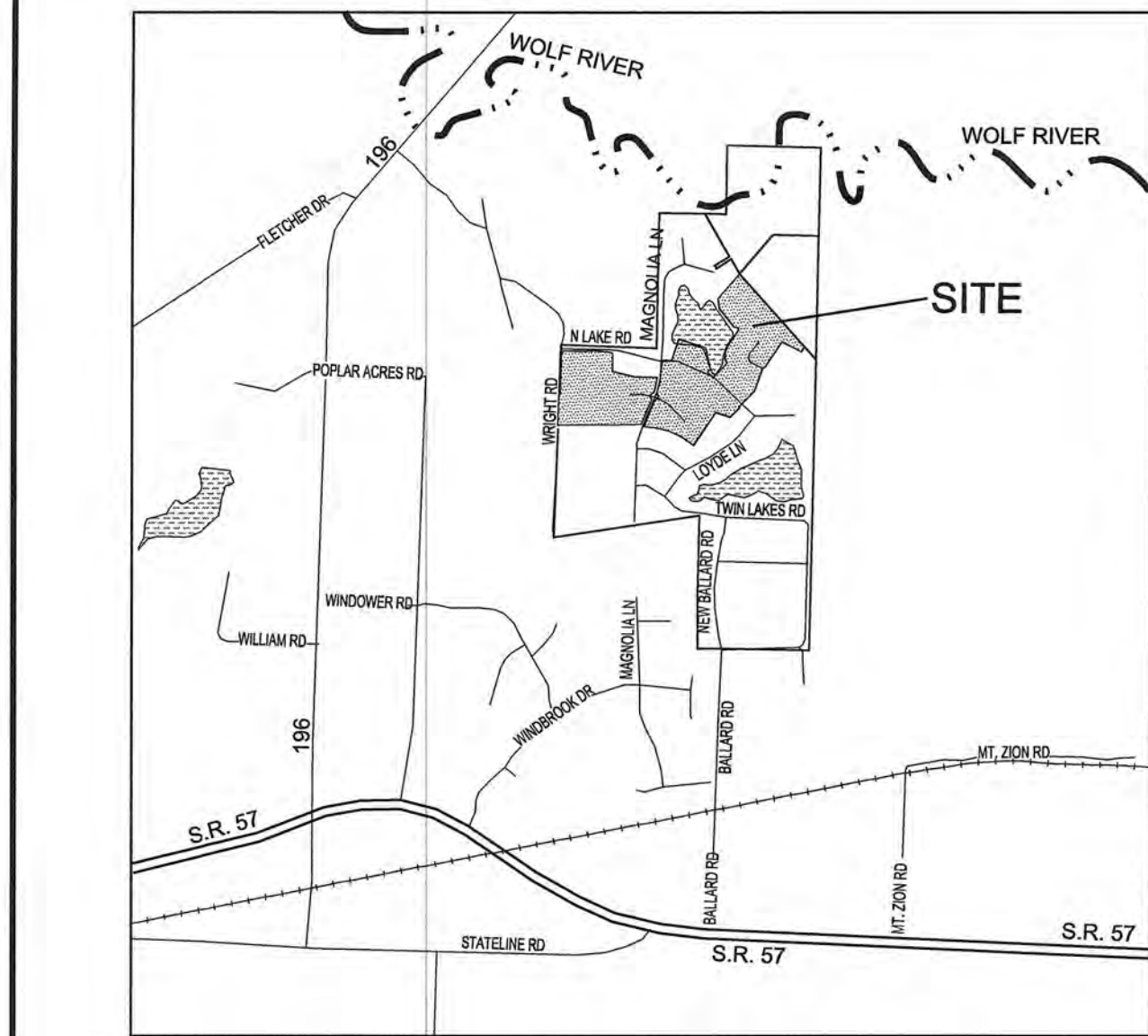




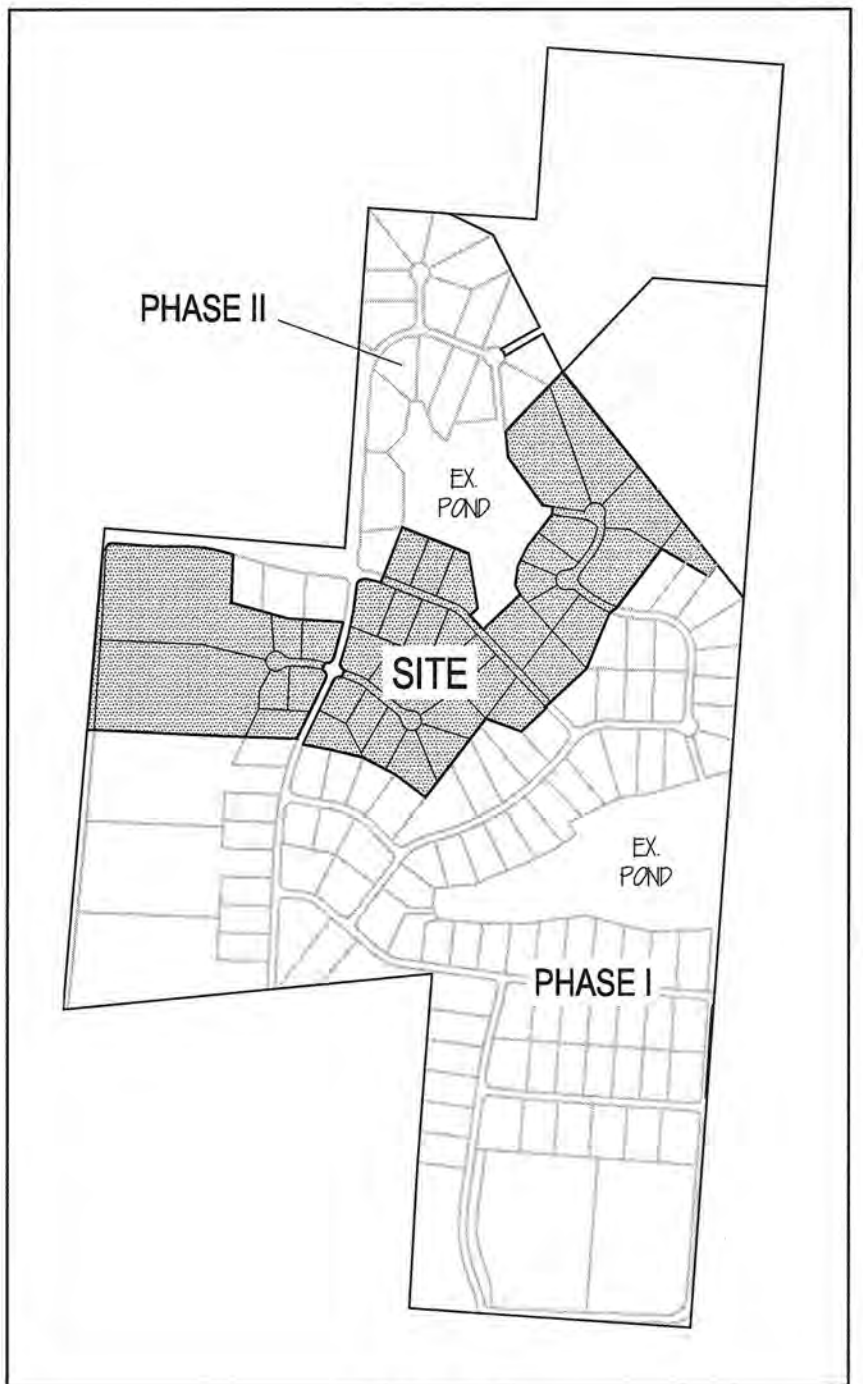
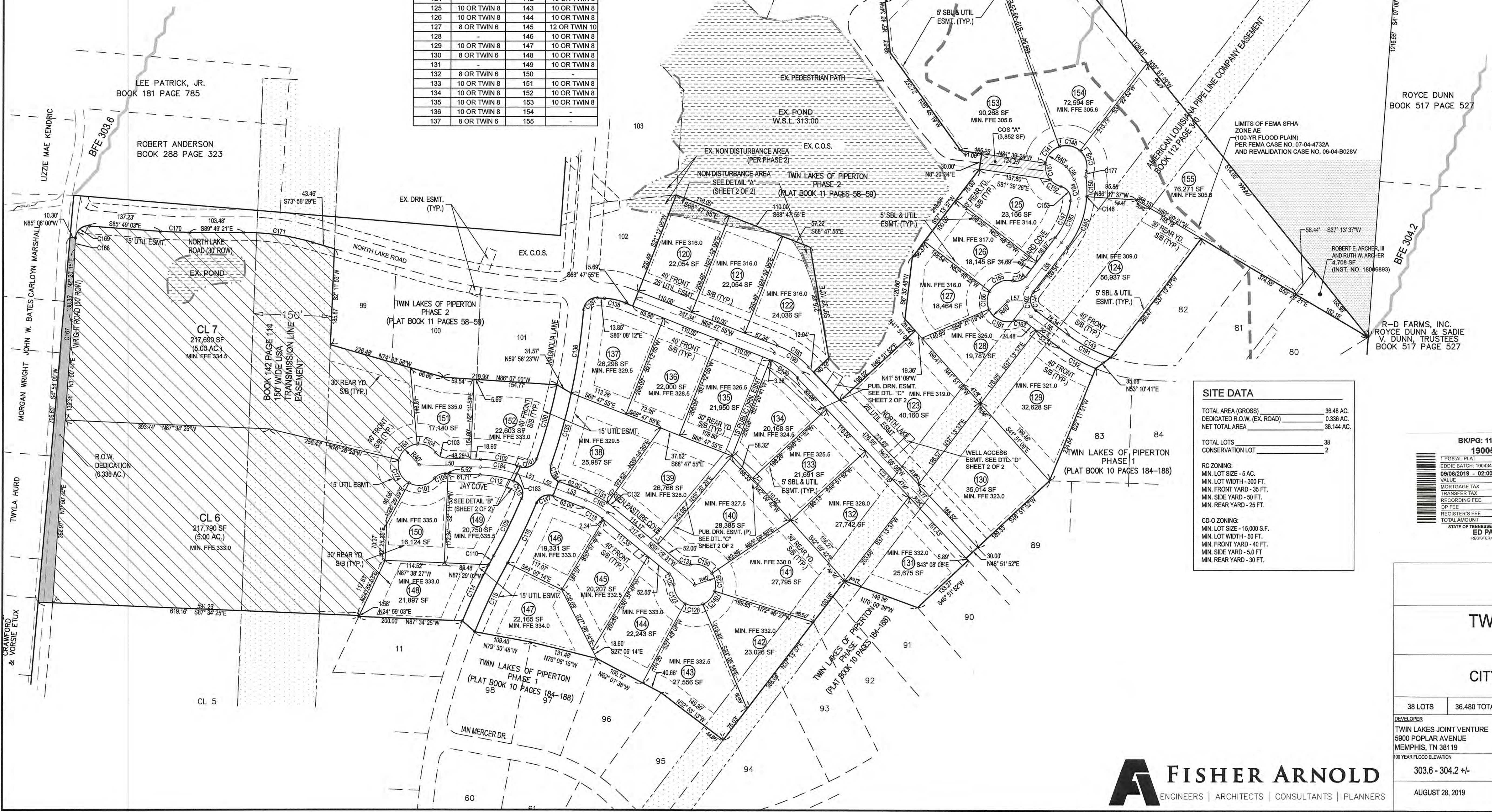
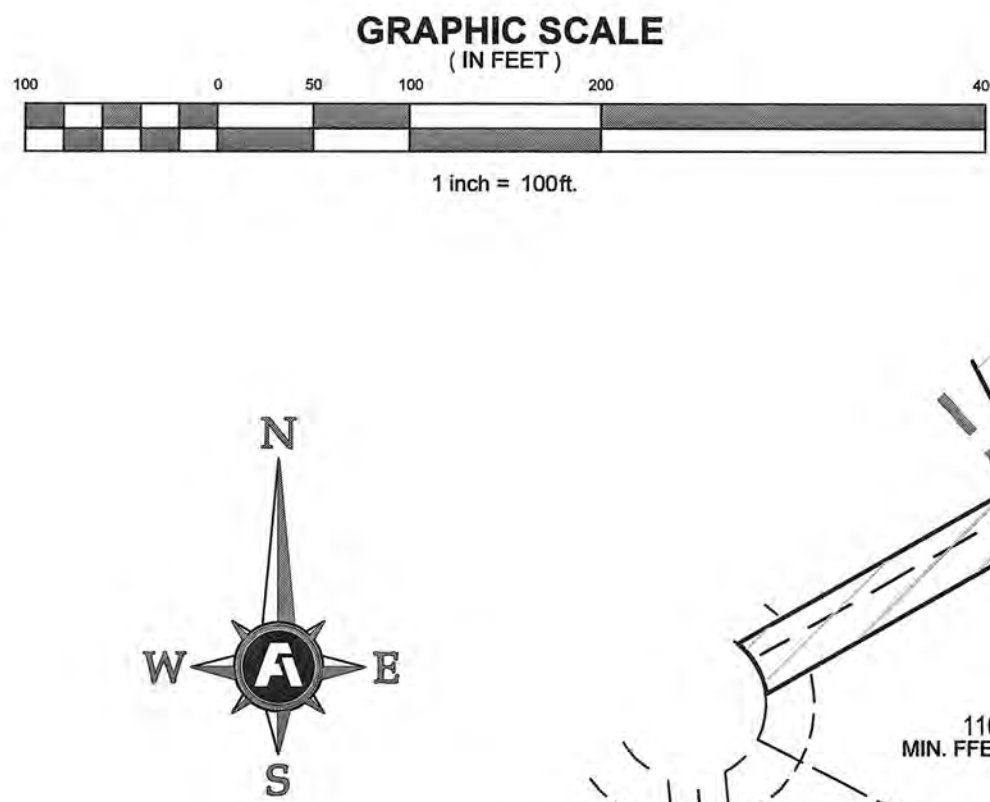
VICINITY MAP  
N.T.S.

NOTES:

1. ACCORDING TO THE FEDERAL INSURANCE RATE MAP, THIS PROPERTY DOES LIE WITHIN A HAZARD AREA AS IDENTIFIED ON COMMUNITY PANEL NUMBER 47047C0405C & 47047C0415C EFFECTIVE DATE NOVEMBER 5, 2008.
2. THERE SHALL BE A 15-25 FOOT UTILITY/DRAIN/SLOPE EASEMENT ALONG THE FRONT LOT LINE, AND A 5.0 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.
3. 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.
4. 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 OWNERS ASSOCIATION.
5. BENCH MARK: FOUND IRON PIN LOCATED AT NORTHEAST CORNER OF THOMPSON & CREWS MANAGEMENT, LLC PROPERTY PER BOOK 605, PAGE 135. (N=282210.38, E=688552.09) ELEVATION = 343.87
6. 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.

DRIVEWAY DRAINAGE PIPES (MINIMUM)

| LOT NO. | PIPE (in.)   | LOT NO. | PIPE (in.)    |
|---------|--------------|---------|---------------|
| 120     | -            | 138     | 8 OR TWIN 6   |
| 121     | -            | 139     | 10 OR TWIN 8  |
| 122     | -            | 140     | 10 OR TWIN 8  |
| 123     | 10 OR TWIN 8 | 141     | 8 OR TWIN 6   |
| 124     | -            | 142     | 10 OR TWIN 8  |
| 125     | 10 OR TWIN 8 | 143     | 10 OR TWIN 8  |
| 126     | 10 OR TWIN 8 | 144     | 10 OR TWIN 8  |
| 127     | 8 OR TWIN 6  | 145     | 12 OR TWIN 10 |
| 128     | -            | 146     | 10 OR TWIN 8  |
| 129     | 10 OR TWIN 8 | 147     | 10 OR TWIN 8  |
| 130     | 8 OR TWIN 6  | 148     | 10 OR TWIN 8  |
| 131     | -            | 149     | 10 OR TWIN 8  |
| 132     | 8 OR TWIN 6  | 150     | -             |
| 133     | 10 OR TWIN 8 | 151     | 10 OR TWIN 8  |
| 134     | 10 OR TWIN 8 | 152     | 10 OR TWIN 8  |
| 135     | 10 OR TWIN 8 | 153     | 10 OR TWIN 8  |
| 136     | 10 OR TWIN 8 | 154     | -             |
| 137     | 8 OR TWIN 6  | 155     | -             |



KEY MAP  
N.T.S.

NOTES:

1. INDIVIDUAL LOT OWNERS WITH LAKE FRONTAGE (LOTS 150-152) SHALL BE RESPONSIBLE FOR ITS LOT MAINTENANCE.
2. INDIVIDUAL LOT OWNERS WITH DRAINAGE SWALES LOCATED ALONG THE REAR, SIDE AND FRONT OF THEIR LOTS FOR PURPOSES OF CONVEYING STORM WATER TO STORM DRAINAGE INLETS (LOTS 125-129, 132-137, 139-140, 144-146, 148, & 153) SHALL BE RESPONSIBLE FOR MAINTAINING THE SWALES AND PROVIDING ANY BLOCKAGE, RESTRICTION, OR REDIRECTING OF STORM WATER FLOW WITHIN SAID SWALES.
3. SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLE INFORMATION & ADDITIONAL NOTES.
4. ALL UTILITY TRANSFORMERS, TELEPHONE PEDESTALS AND SEPTIC TANKS SHALL BE LOCATED AT LEAST FIVE FEET (5') FROM THE TOP OF DRAINAGE WAYS, UNLESS ALTERNATIVE LOCATIONS ARE APPROVED BY CITY ENGINEER.
5. ALL LOTS SHALL BE MEMBERS OF THE HOME OWNERS ASSOCIATION AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 18001502.

LEGEND

- FLOODWAY
- 100-YR FLOODPLAIN
- EX. POND
- NON-BUILDABLE AREA
- CONSERVATION LOTS
- CITY OF PIPERTON
- EX. EASEMENT OF SEWER TREATMENT
- TRANSMISSION LINE ESMT./PIPELINE ESMT.

SITE DATA

|                             |            |
|-----------------------------|------------|
| TOTAL AREA (GROSS)          | 36.48 AC.  |
| DEDICATED R.O.W. (EX. ROAD) | 0.336 AC.  |
| NET TOTAL AREA              | 36.144 AC. |
| TOTAL LOTS                  | 38         |
| CONSERVATION LOT            | 2          |
| RC ZONING:                  |            |
| MIN. LOT SIZE - 5 AC.       |            |
| MIN. LOT WIDTH - 300 FT.    |            |
| MIN. FRONT YARD - 35 FT.    |            |
| MIN. SIDE YARD - 50 FT.     |            |
| MIN. REAR YARD - 25 FT.     |            |
| CD-O ZONING:                |            |
| MIN. LOT SIZE - 15,000 S.F. |            |
| MIN. LOT WIDTH - 50 FT.     |            |
| MIN. FRONT YARD - 40 FT.    |            |
| MIN. SIDE YARD - 5.0 FT     |            |
| MIN. REAR YARD - 30 FT.     |            |

|                                    |          |
|------------------------------------|----------|
| BK/PG: 11/122-122                  | 19005482 |
| 1 PGS/AL PLAT                      |          |
| EDDIE BATCH: 100434                |          |
| 09/06/2019 - 02:00 PM              |          |
| VALUE                              | 0.00     |
| MORTGAGE TAX                       | 0.00     |
| TRANSFER TAX                       | 0.00     |
| RECORDING FEE                      | 30.00    |
| DP FEE                             | 2.00     |
| REGISTER'S FEE                     | 2.00     |
| TOTAL AMOUNT                       | 32.00    |
| STATE OF TENNESSEE, FAYETTE COUNTY |          |
| ED PATTAT                          |          |
| REGISTER OF DEEDS                  |          |

FINAL PLAT

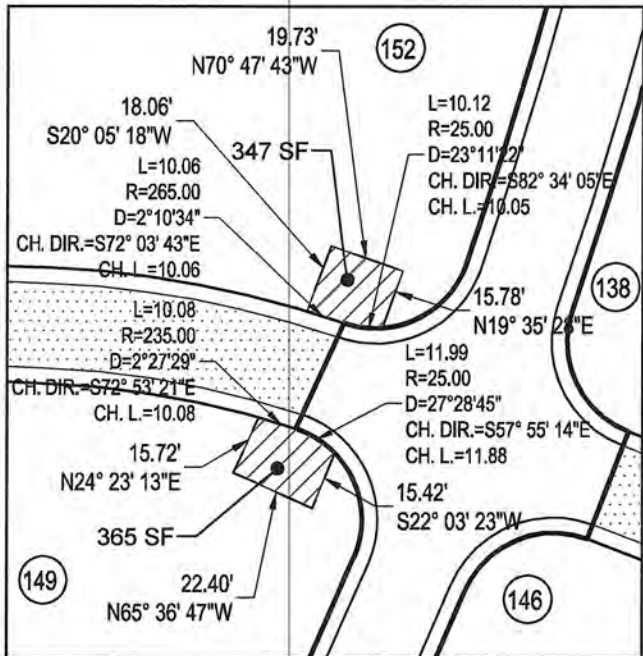
TWIN LAKES OF PIPERTON  
PHASE III

CITY OF PIPERTON, TENNESSEE

|                          |                             |                        |                                                 |
|--------------------------|-----------------------------|------------------------|-------------------------------------------------|
| 38 LOTS                  | 36.480 TOTAL ACRES          | ZONING: RC / CD-O      | TAX ID DISTRICT 10, MAP 164, PARCELS 26 & 26.03 |
| DEVELOPER                | ENGINEER / SURVEYOR         |                        |                                                 |
| TWIN LAKES JOINT VENTURE | FISHER ARNOLD               |                        |                                                 |
| 5900 POPLAR AVENUE       | 9180 CRESTWYN HILLS DRIVE   |                        |                                                 |
| MEMPHIS, TN 38119        | (901) 767-0100              | MEMPHIS, TN 38115-8538 | (901) 746-1811                                  |
| 100 YEAR FLOOD ELEVATION | FEMA COMMUNITY PANEL NUMBER | FEMA MAP DATE          |                                                 |
| 303.6 - 304.2 +/-        | 47047C0405C & 47047C0415C   | NOVEMBER 5, 2008       |                                                 |
| AUGUST 28, 2019          | SCALE: 1 IN. = 100 FT.      | SHEET 1 OF 2           |                                                 |



| Lot Curve Table |        |         |           |                 |
|-----------------|--------|---------|-----------|-----------------|
| Curve #         | Length | Radius  | Delta     | Chord Direction |
| C100            | 148.40 | 1185.00 | 7°10'30"  | S19°15'47"W     |
| C101            | 38.35  | 25.00   | 90°10'33" | S83°56'19"W     |
| C102            | 77.83  | 265.00  | 16°48'43" | N79°23'16"W     |
| C103            | 22.70  | 25.00   | 52°01'12" | N61°47'31"W     |
| C104            | 41.58  | 40.00   | 59°33'13" | N65°33'31"W     |
| C107            | 54.83  | 40.00   | 78°19'18" | N79°18'30"E     |
| C108            | 22.70  | 25.00   | 52°01'12" | N68°11'17"E     |
| C109            | 122.83 | 1185.00 | 5°56'20"  | S25°49'30"W     |
| C110            | 20.27  | 1215.00 | 0°57'22"  | S28°16'18"W     |
| C112            | 66.21  | 235.00  | 16°08'31" | S79°43'52"E     |
| C113            | 41.22  | 25.00   | 94°27'56" | S24°25'38"E     |
| C114            | 119.16 | 1215.00 | 5°37'09"  | S24°59'03"W     |
| C115            | 146.20 | 1185.00 | 7°04'00"  | N25°12'48"E     |
| C116            | 128.91 | 1215.00 | 6°04'44"  | N25°42'28"E     |
| C117            | 38.46  | 25.00   | 88°09'05" | N68°44'36"E     |
| C118            | 44.03  | 135.00  | 18°41'18" | S59°50'10"E     |
| C122            | 22.70  | 25.00   | 52°01'12" | S24°28'56"E     |
| C123            | 44.55  | 40.00   | 63°48'35" | S30°22'36"E     |
| C128            | 35.48  | 40.00   | 50°49'02" | S87°41'24"E     |
| C129            | 35.74  | 40.00   | 51°11'35" | N8°24'18"W      |
| C130            | 47.83  | 40.00   | 68°30'41" | N68°19'23"W     |
| C131            | 22.70  | 25.00   | 52°01'12" | N78°30'07"W     |
| C132            | 12.29  | 165.00  | 4°16'00"  | N52°37'31"W     |
| C133            | 41.53  | 165.00  | 14°28'18" | N61°58'10"W     |
| C134            | 38.46  | 25.00   | 88°09'05" | N25°08'18"W     |
| C135            | 144.75 | 1215.00 | 6°49'34"  | N15°33'30"E     |
| C136            | 162.90 | 1212.58 | 7°41'50"  | N8°18'18"E      |
| C137            | 39.01  | 25.00   | 89°24'01" | N49°08'48"E     |
| C138            | 40.85  | 135.00  | 17°20'17" | S77°28'03"E     |
| C139            | 60.47  | 135.00  | 25°39'47" | S55°58'01"E     |
| C140            | 34.70  | 40.00   | 49°42'32" | S42°02'48"W     |
| C141            | 43.51  | 40.00   | 62°19'29" | S39°30'18"W     |
| C142            | 82.63  | 315.00  | 15°01'47" | S60°17'16"E     |
| C143            | 93.14  | 285.00  | 18°43'29" | N62°08'08"W     |
| C144            | 39.27  | 25.00   | 90°00'00" | N7°46'23"W      |
| C145            | 105.21 | 180.00  | 33°29'23" | N20°28'55"E     |
| C146            | 0.10   | 180.00  | 0°01'51"  | N3°43'18"E      |
| C147            | 77.84  | 150.00  | 29°39'27" | S22°23'54"W     |
| C148            | 42.66  | 40.00   | 61°06'28" | N78°48'43"W     |
| C149            | 43.73  | 40.00   | 62°38'28" | S16°54'15"E     |
| C150            | 38.42  | 180.00  | 12°13'47" | N2°24'31"W      |
| C151            | 33.92  | 40.00   | 48°35'24" | S15°57'08"E     |
| C152            | 24.87  | 40.00   | 35°37'10" | S68°03'28"E     |
| C153            | 36.41  | 25.00   | 83°26'11" | S34°08'59"E     |
| C154            | 28.62  | 25.00   | 65°34'54" | S70°01'04"W     |
| C155            | 51.84  | 40.00   | 74°23'30" | S65°38'55"W     |
| C156            | 36.28  | 40.00   | 51°57'52" | N2°28'04"E      |
| C161            | 59.24  | 40.00   | 84°51'29" | S85°58'25"E     |
| C162            | 24.27  | 25.00   | 59°37'47" | S86°35'16"E     |
| C163            | 73.90  | 165.00  | 25°39'47" | N55°58'01"W     |
| C164            | 46.66  | 40.00   | 71°08'15" | S49°05'45"W     |
| C167            | 53.30  | 2025.00 | 1°30'29"  | N3°09'30"E      |
| C168            | 21.36  | 737.31  | 1°39'34"  | N3°10'03"E      |
| C169            | 39.35  | 25.00   | 90°11'07" | N49°05'23"E     |
| C170            | 56.97  | 815.00  | 4°00'18"  | S87°49'12"E     |
| C171            | 134.43 | 485.00  | 15°52'52" | S81°52'58"E     |
| C174            | 52.43  | 40.00   | 75°09'38" | S24°01'12"E     |



DETAIL "B" (PUBLIC DRAINAGE EASEMENT)  
SCALE 1" = 50'

| Centerline Curve Table |        |         |           |                 |
|------------------------|--------|---------|-----------|-----------------|
| Curve #                | Length | Radius  | Delta     | Chord Direction |
| C182                   | 48.93  | 150.00  | 18°41'18" | N59°50'10"W     |
| C183                   | 9.23   | 250.00  | 2°06'57"  | N70°14'17"W     |
| C184                   | 72.02  | 250.00  | 18°30'22" | N79°32'58"W     |
| C185                   | 142.78 | 1200.00 | 6°49'03"  | N25°20'18"E     |
| C186                   | 166.03 | 1200.00 | 7°53'38"  | N24°47'01"E     |
| C187                   | 186.67 | 1200.00 | 8°54'46"  | N16°21'48"E     |
| C188                   | 168.18 | 1200.00 | 8°01'48"  | N7°53'54"E      |
| C189                   | 45.39  | 150.00  | 17°20'17" | N77°28'03"W     |
| C190                   | 67.19  | 150.00  | 25°39'47" | N55°58'01"W     |
| C191                   | 87.78  | 300.00  | 18°49'58" | S81°09'21"E     |
| C192                   | 62.83  | 40.00   | 90°00'00" | S7°46'23"E      |
| C193                   | 91.16  | 165.00  | 31°39'22" | S21°23'56"W     |
| C194                   | 38.35  | 60.00   | 37°34'44" | S13°13'07"E     |

| Centerline Line Table |        |             |
|-----------------------|--------|-------------|
| Line #                | Length | Direction   |
| L50                   | 118.46 | N87°48'07"W |
| L51                   | 31.61  | N69°10'49"W |
| L52                   | 39.35  | N69°10'49"W |
| L53                   | 62.00  | N69°10'49"W |
| L54                   | 53.77  | N86°08'12"W |
| L55                   | 15.69  | N68°47'55"W |
| L56                   | 78.34  | S52°46'23"E |
| L57                   | 28.54  | N88°02'38"E |
| L58                   | 109.54 | S37°13'37"W |
| L59                   | 29.43  | S32°00'29"E |
| L60                   | 27.44  | N3°53'00"E  |



DETAIL "A"  
(NON DISTURBANCE AREA LOTS 150, 151 & 103)  
SCALE 1" = 50'

