FANNING BEND SUBDIVISION
PHASE I
A CLUSTER RESIDENTIAL DEVELOPMENT
(TIMS FORD LAKE)
SECOND CIVIL DISTRICT, FRANKLIN COUNTY, TENNESSEE

OWNER/DEVELOPER:
FANNING BEND, INC.
3310 WEST END AVENUE SUITE 420
NASHVILLE, TENNESSEE 37203
RECORDATION: DB 336, P. 241, ROFCT
PROPERTY MAP 53, PARCEL 28 (PARTIAL)

KEY

- 6"SA — SANITARY SEWER LINE
- 8"W — WATER LINE
- WV — WATER VALVE
- FIRE HYDRANT
- POINT
- IRON PIN SET
- TVA 19-700B — TVA CORNER

NOTES:

IRON PINS SET AT ALL LOT CORNERS

ZONING: R-2 (CLUSTER) RESIDENTIAL

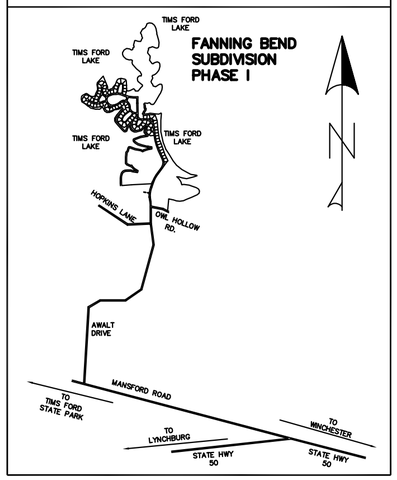
SETBACKS:
- 30' FRONT
- 10' SIDE
- 10' REAR

PUBLIC UTILITY/DRAINAGE EASEMENTS:
1. A 20' P.U.D.E. IS RESERVED AT THE FRONT, AND A 10' P.U.D.E. IS RESERVED AT THE SIDE OF EACH LOT SHOWN HEREON.
2. A BLANKET P.U.D.E. IS RESERVED ACROSS ALL COMMON AREAS SHOWN HEREON.

THE PROPERTY SHOWN HEREON LIES IN ZONE "X", (OUTSIDE THE 500-YEAR FLOOD PLAIN), ACCORDING TO FEMA FLOOD MAP NO. 470344 0100 B, DATED JANUARY 2, 1992.

ACREAGE SUMMARY
- TOTAL ACREAGE IN PHASE I: 72.18 ACRES
- TOTAL ACREAGE OF COMMON AREAS: 20.86 ACRES
- TOTAL ACREAGE OF LOTS: 34.14 ACRES
- TOTAL ACREAGE OF ROAD R.O.W.'S: 17.18 ACRES

LOCATION SKETCH **NTS**



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all streets, walks, parks and other open spaces to public or private use as noted.

_____ _____
DATE OWNER

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 Franklin County Planning Commission, and that the monuments have been placed as shown hereon, to the specifications of said commission.

_____ _____
DATE REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Standards for Franklin County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the office of the county register.

_____ _____
DATE SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SEWER COLLECTION AND DISPOSAL SYSTEM

I hereby certify that the sewer system outlined or indicated on the final subdivision plat entitled Fanning Bend Subdivision, Phase I has been installed in accordance with current local and TN State Government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

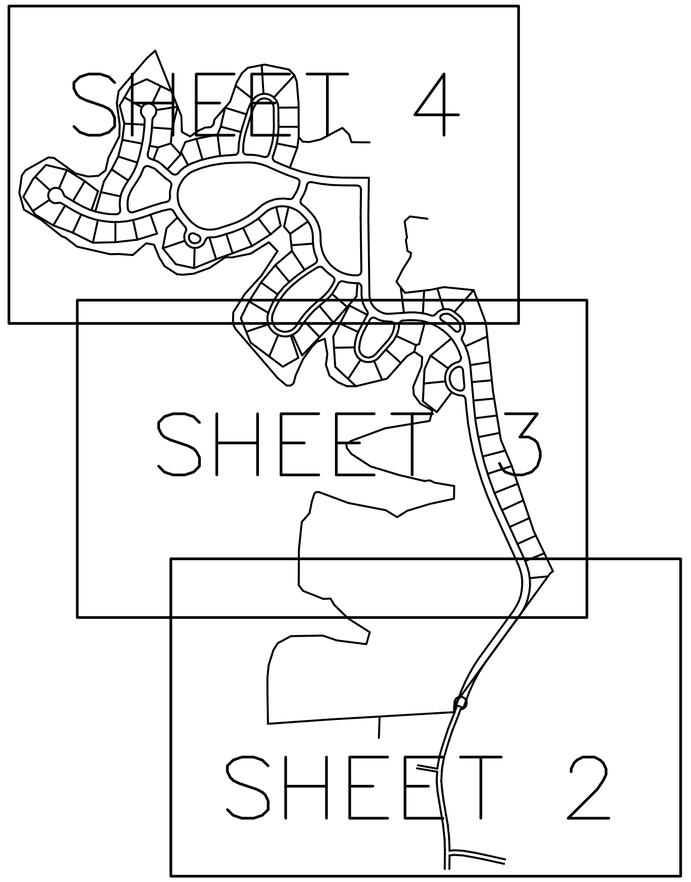
_____ _____
DATE NAME AND TITLE

CERTIFICATE OF APPROVAL OF ROADS

I hereby certify that the roads and other improvements have been installed in an acceptable manner and according to the Franklin County Planning Commission specifications or a sufficient bond or other surety has been filed to guarantee said installation.

_____ _____
DATE ROAD SUPERINTENDENT

CERTIFICATE OF APPROVAL OF THE WATER SYSTEM

I hereby certify that the water system and other improvements have been installed in an acceptable manner and according to the Winchester Utility specifications or a sufficient bond or other surety has been filed to guarantee said installation.

_____ _____
DATE MANAGER, WINCHESTER UTILITY SYSTEM