

PERCY WILLIAMS
(DB. 127, PG. 6)

STATE PLANE
COORDINATES
N282,270.72
E887,666.43

STATE PLANE
COORDINATES
N282,210.59
E888,552.09

STEVE & DOROTHY LOYD
(DB. 414, PG. 180)

KENNETH & PATRICIA MCKINNON
(DB. 369, PG. 498)

RUS DUN FARMS INC.
(DB. 203, PG. 346)

STATE PLANE
COORDINATES
N280,098.18
E888,677.91

AUBREY BALLARD
(DB. 103, PG. 580)

NOTES:
1. A FIFTEEN (15) FOOT UTILITY EASEMENT IS RESERVED FOR THE CITY OF PIPERTON AROUND ALL LOT LINES EXCEPT WHERE SUPERCEDED BY OTHER EASEMENTS AS SHOWN.
2. THE TYPICAL BUILDING SETBACKS ARE AS FOLLOWS:
MINIMUM FRONT YARD SETBACK: 50 FEET
MINIMUM SIDE YARD SETBACK: 20 FEET
MINIMUM REAR YARD SETBACK: 25 FEET
NOTE: MORE RESTRICTIVE SETBACKS, WHERE APPLICABLE, ARE AS GRAPHICALLY SHOWN.
3. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO ENSURE THAT THE HOUSE LAYOUT AND ELEVATION CONFORM TO THE APPROVED GRADING PLAN AND ALL CITY OF PIPERTON REGULATIONS.
4. MAINTENANCE NOTE:
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. DRAINAGE NOTE:
ALL DRAINAGE WITHIN THIS DEVELOPMENT NOT SPECIFICALLY LOCATED WITHIN PUBLIC DRAINAGE EASEMENTS IS PRIVATE. AND ISSUES RELATED TO DRAINAGE ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR PROPERTY OWNERS ASSOCIATION.
6. DETENTION NOTE:
THE AREA DENOTED BY "RESERVED FOR STORMWATER DETENTION" SHALL NOT BE FILLED OR USED FOR ANY OTHER PURPOSE WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY ENGINEER. THE STORMWATER DETENTION SYSTEMS LOCATED IN THESE AREA(S) SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF THIS LOT. SUCH MAINTENANCE SHALL BE PERFORMED SO AS TO INSURE THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLANS LOCATED WITH THE CITY OF PIPERTON. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, THE REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH, MOWING, OUTLET CLEANING AND THE REPAIR OF DRAINAGE STRUCTURES.
7. A 12-FOOT RESERVATION AREA (REDUCED FROM 17-FOOT IN RECOGNITION OF 5 FOOT ADDITIONAL DEDICATION) WITHIN THE 25-FOOT TREE/LANDSCAPE EASEMENT ALONG BALLARD ROAD FOR A TERM OF 20 YEARS FOR THE POSSIBLE FUTURE RIGHT-OF-WAY EXPANSION OF BALLARD RD.
8. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 470352 0165, EFFECTIVE DATE: JULY 5, 1983.
9. NOTE: SITE BENCHMARKS (T.B.M.)
BENCHMARK #1: LOCATED ON THE FIRE HYDRANT @ WINDBROOK DRIVE AND MAGNOLIA LANE ON THE BOLT BETWEEN "MUE" & "LLER" ELEVATION = 343.48
BENCHMARK #2: LOCATED ON THE FIRE HYDRANT @ HAWTHORNE DRIVE AND MAGNOLIA LANE ON THE BOLT BETWEEN "MUE" & "LLER" ELEVATION = 339.30

CURVE TABLE

#	RADIUS	LENGTH	DELTA	TANGENT
C1	1500.00	140.20	5°21'20"	70.16
C2	3000.00	280.41	10°42'40"	140.30
C3	300.00	93.64	17°53'01"	47.20
C4	1000.00	155.44	8°54'21"	77.87
C5	1000.00	121.23	6°56'46"	60.69
C6	250.00	123.94	28°24'14"	63.27
C7	424.99	183.68	24°45'48"	93.90
C8	1000.00	239.42	13°43'04"	120.29
C9	450.00	101.42	12°54'45"	50.92

THIS PLAT IS BEING RE-RECORDED TO REMOVE THE SETBACK RESTRICTIONS ON LOTS 36-37, 62-63 & 65 THAT WERE A RESULT OF PROPOSED OXIDATION LAGOONS ON PHASE 1 LOTS. ORIGINALLY RECORDED IN P.B. 9, PAGE 62

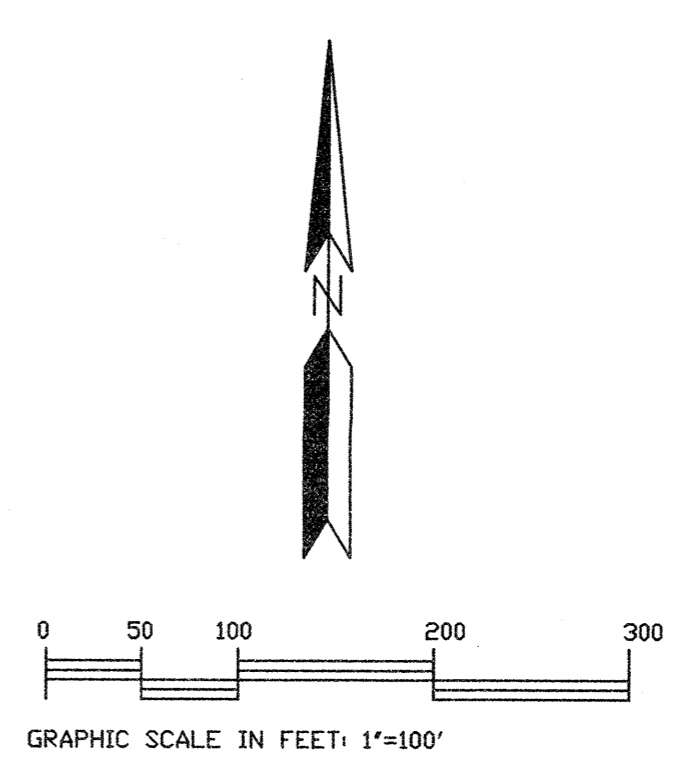
APPROVAL FOR RE-RECORDING

Ed Ball 6/16/10
CITY OF PIPERTON
PLANNING COMMISSION

CERTIFICATE OF PROPERTY ASSESSOR

APPROVAL FOR RE-RECORDING

Marshall Conroy, Jr. 6-22-10
FAYETTE COUNTY PROPERTY ASSESSOR



BK/PG: 9/137-137
10003381

NO.	DESCRIPTION	AMOUNT
1	PLAT	0.00
2	RECORDING TAX	0.00
3	TRANSFER TAX	0.00
4	RECORDING FEE	45.00
5	DP FEE	1.00
6	REGISTER'S FEE	0.00
7	TOTAL AMOUNT	46.00

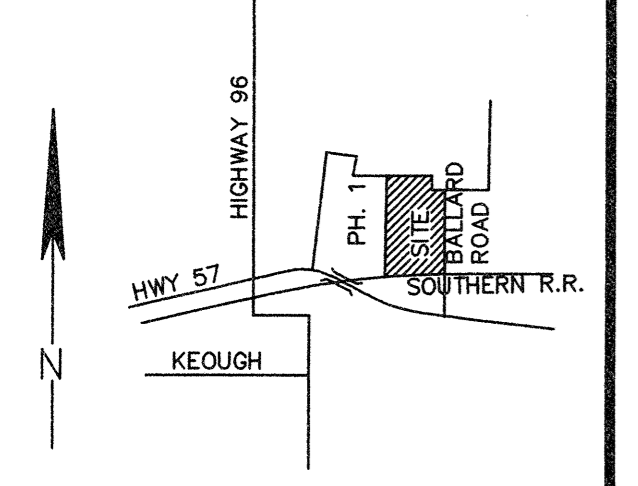
STATE OF TENNESSEE, FAYETTE COUNTY
EDWARD PATTAI
REGISTER OF DEEDS

SHEET 1 OF 3
FINAL PLAT
PHASE 2
WINDBROOK ESTATES SUBDIVISION
PIPERTON, FAYETTE COUNTY, TENNESSEE

THOMPSON & CREWS PROPERTY MANAGEMENT, LLC.
PROPERTY MANAGEMENT, LLC.
P.O. BOX 171814
MEMPHIS, TENNESSEE 38187
OWNER/DEVELOPER

THE BRAY-DAVIS FIRM, LLC.
6261 STAGE PLAZA EAST
BARTLETT, TN 38134
901-383-8668
ENGINEER

VICINITY MAP n.t.s.



DRIVE PIPE TABLE

SIZE	LOTS
18"	34, 35, 39, 40, 41, 42, 45, 46, 48, 49, 50, 52, 53, 54, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66
24"	36, 37, 38, 43*(1), 44 (2), 47, 55 (5), 56
30"	
36"	46 (3), 51 (4)

* (1) 18" ON MAGNOLIA
(2) 18" ON WINDSPRING
(4) 24" ON WINDSPRING
(5) 18" ON MAGNOLIA

NOTE: EXISTING POND ON LOTS 65 & 66 IS SERVING AS A DETENTION BASIN AND SHALL NOT BE ALTERED WITHOUT WRITTEN PERMISSION OF THE TOWN ENGINEER.

THE NORTHERN SOUTHERN RAILROAD HAS A POSSIBLE RIGHT TO EXPAND THEIR RIGHT-OF-WAY BY 50 FEET INTO THIS PROPERTY

21

22

25

PHASE ONE, WINDBROOK ESTATES S/D

26

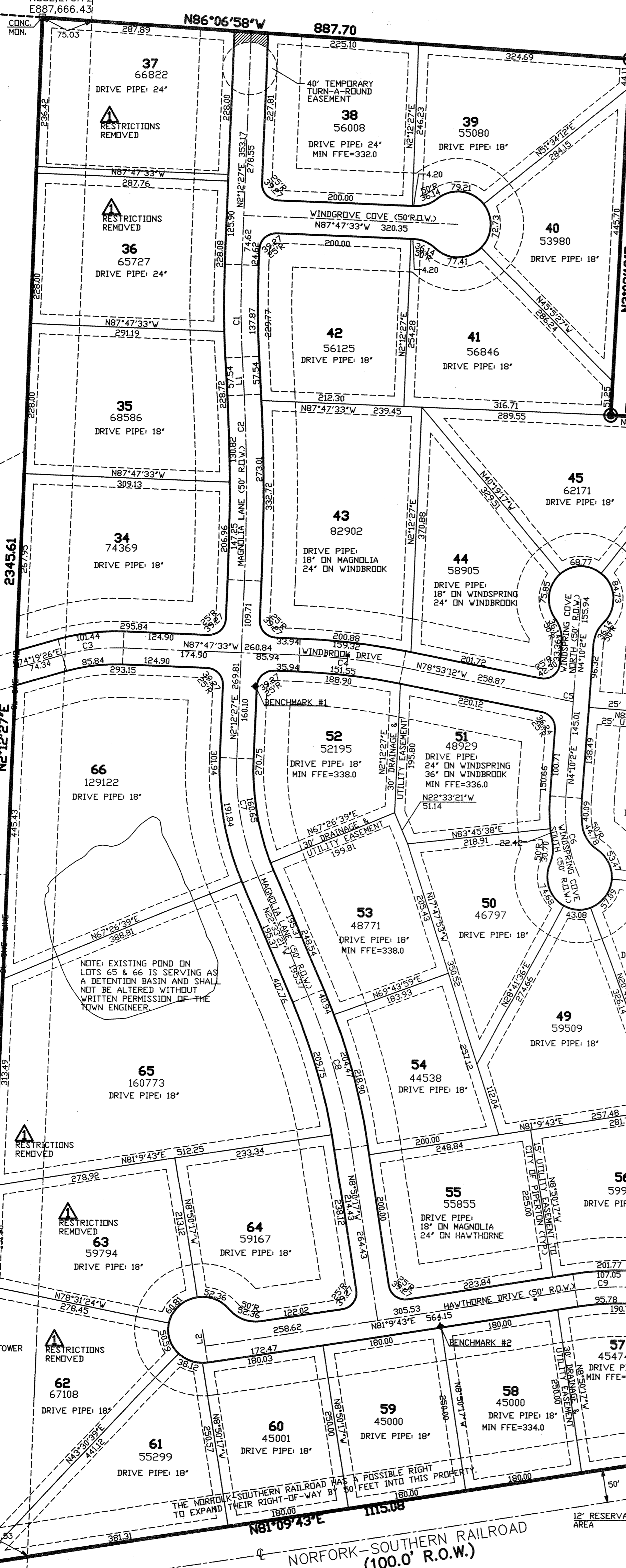
27

28

30

31

CL-OHE- LINE



STATE PLANE
COORDINATES
N279,926.86
E887,576.07

CL-OHE- LINE

150.0'
75.0'

n.t.s.