

SUBJECT PROPERTY INFORMATION:

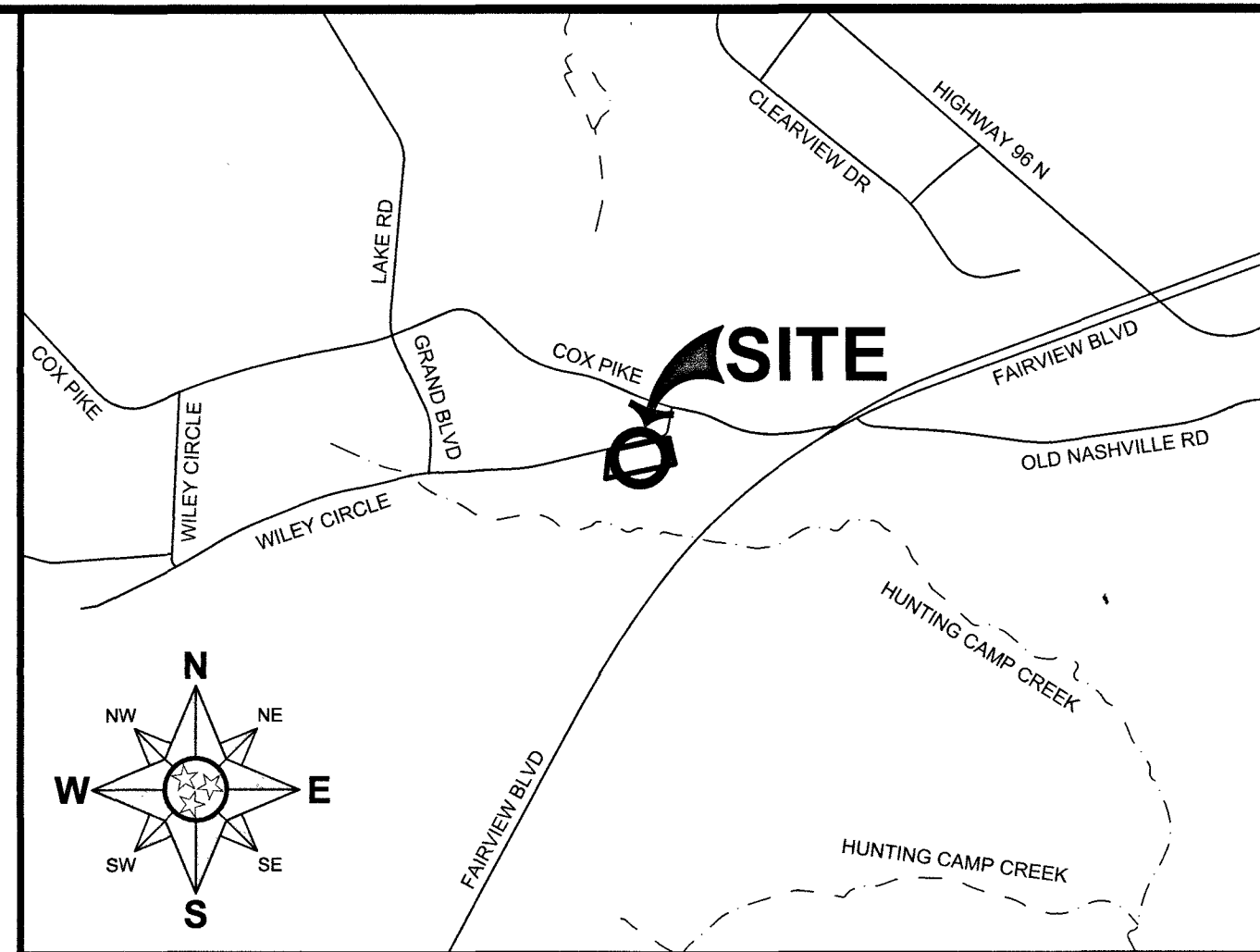
- OWNER: WILEY CIRCLE INVESTMENTS
- PARCEL ID: P/O TAX MAP 42H, GROUP C, PARCEL 8.00
- INSTRUMENT: DEED BOOK 7814, PAGE 72
- TOTAL AREA = 4.52 AC. OR 197,096 S.F.
- AREA TO BE SUBDIVIDED = 1.25 AC. OR 54,260 S.F.

DEREK MCFARLIN ETAL
MAP 42H, GROUP C, PARCEL 3.00
DB 9074, PG 817
ZONING: RS-40
OVERLAY: TOWN CENTER

MARK & TERRI BREWER
MAP 42H, GROUP C, PARCEL 6.00
DB 6937, PG 980
ZONING: CG

MURPHY GROUP LLC
MAP 42H, GROUP C, PARCEL 6.05
DB 7593, PG 209
ZONING: CG

WILLIAM T SPICER
EDWARD M. SEWELL
MAP 42, PARCEL 182.00
DB 7381, PG 286
ZONING: RS-40



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

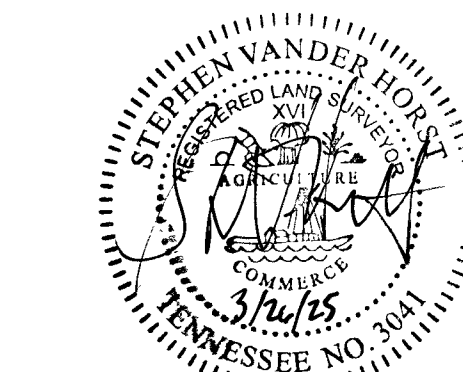
- THE PURPOSE OF THIS PLAT IS TO CREATE SIX (6) SINGLE FAMILY LOTS.
- BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
- THE FIELD SURVEY WAS COMPLETED ON FEBRUARY 1, 2024.
- THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD.
- ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
- PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP". 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
- UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY, AND RELIABLY DEPICTED. IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
- THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE" PANELS 135 & 151 OF 485, MAP NUMBERS 47187C0135F & 47187C0151F, EFFECTIVE SEPTEMBER 29, 2006.
- THE PORTION OF SUBJECT PROPERTY TO BE SUBDIVIDED IS CURRENTLY ZONED "RS-8" PER A REZONING APPROVAL BY THE CONTROLLING JURISDICTION.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO WILEY CIRCLE, A 50' PUBLIC RIGHT-OF-WAY.
- NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTIES, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
- EXISTING SITE FEATURES HAVE BEEN REMOVED FROM THIS PLAT FOR CLARITY. ANY BUILDINGS OR STRUCTURES LOCATED WITHIN THE LOTS SHOWN HEREON ARE TO BE REMOVED.
- LOT 6 MUST ACCESS WILEY CIRCLE FROM THE NORTHWESTERLY CORNER OF SAID LOT, NEAR LOT 5, PER THE CITY OF FAIRVIEW, TN.

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- MINIMUM BUILDING SETBACK LINE
- SAN EXISTING SANITARY SEWER LINE
- FM EXISTING FORCEMAIN LINE
- ST EXISTING STORM SEWER LINE
- W-W-W EXISTING WATER LINE
- OHE EXISTING OVERHEAD ELECTRIC
- UG-E PROPOSED UNDERGROUND ELECTRIC
- IRON REBAR FOUND (RRF)
- IRON REBAR SET W/ CAP (IRS)
- WATER METER
- SPG SPIGOT
- SEWER BOX
- POWER POLE
- GUY WIRE
- MINIMUM BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
- PUDE PUBLIC UTILITY & DRAINAGE EASEMENT
- LOT NUMBER
- ADDRESS

P85/62

04/24/2025 - 11:51:00 AM
25012417
1 PGS: AL-PLAT
BATCH: 1038835
PLAT BOOK: P85
PAGE: 62
REC FEE 15.00
OP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, WILLIAMSON CO
SHERRY ANDERSON



CERTIFICATE OF APPROVAL FOR WATER SYSTEMS I HEREBY CERTIFY TO THE WATER AUTHORITY OF DICKSON COUNTY, THAT THE WATER SYSTEM OR SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "FINAL PLAT - WILEY CIRCLE INVESTMENT SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. WATER SYSTEM: WATER AUTHORITY OF DICKSON COUNTY 4/22/25 Michael D. Kohn, PE NAME, TITLE & AGENCY OF AUTHORIZED APPROVING AGENT	CERTIFICATE OF APPROVAL FOR SEWER SYSTEMS I HEREBY CERTIFY TO THE SEWER SYSTEM OR SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "FINAL PLAT - WILEY CIRCLE INVESTMENT SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. SEWER SYSTEM: WATER AUTHORITY OF DICKSON COUNTY 4/22/25 Michael D. Kohn, PE NAME, TITLE & AGENCY OF AUTHORIZED APPROVING AGENT	CERTIFICATE FOR MTE MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTE) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTE AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTE, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTE WEBSITE AT MTE.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTE'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTE. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTE'S REQUIREMENTS. 3/28/25 E. B. Kline MIDDLE TENNESSEE ELECTRIC
CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN DB 7814, PG 72 (R.O.W.C.), AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS. 4-22-25 Timothy R. Measum, President OWNER NAME (PRINTED) TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)	CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF FAIRVIEW, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE COUNTY ENGINEER. I HEREBY STATE THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION, THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A CATEGORY I SURVEY AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS EQUAL TO OR LESS THAN 1:10,000 AS SHOWN HEREON. March 26, 2025 S. W. Kline REGISTERED LAND SURVEYOR	CERTIFICATE FOR ADDRESSES I DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY DEPARTMENT OF INFORMATION TECHNOLOGY (IT). 4/22/25 IT DEPARTMENT TITLE
	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CITY OF FAIRVIEW, 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. 4/22/25 SECRETARY, PLANNING COMMISSION 4/22/25 CHAIRMAN, PLANNING COMMISSION	

REVISION #	DATE	DESCRIPTION
FINAL PLAT WILEY CIRCLE INVESTMENT SUBDIVISION 7103 WILEY CIRCLE P/O TAX MAP 42H, GROUP C, PARCEL 8.00 CITY OF FAIRVIEW WILLIAMSON COUNTY, TENNESSEE		
DATE:	MARCH 26, 2025	DRAWN BY:
PROJECT NUMBER:	24-126	CHECKED BY:
		ERG
		SVH

M2 GROUP P.O. BOX 2543 BRENTWOOD, TN 37024-2543 615-655-0257 / M2GROUP.LLC.COM	SHEET NUMBER: FP-01
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