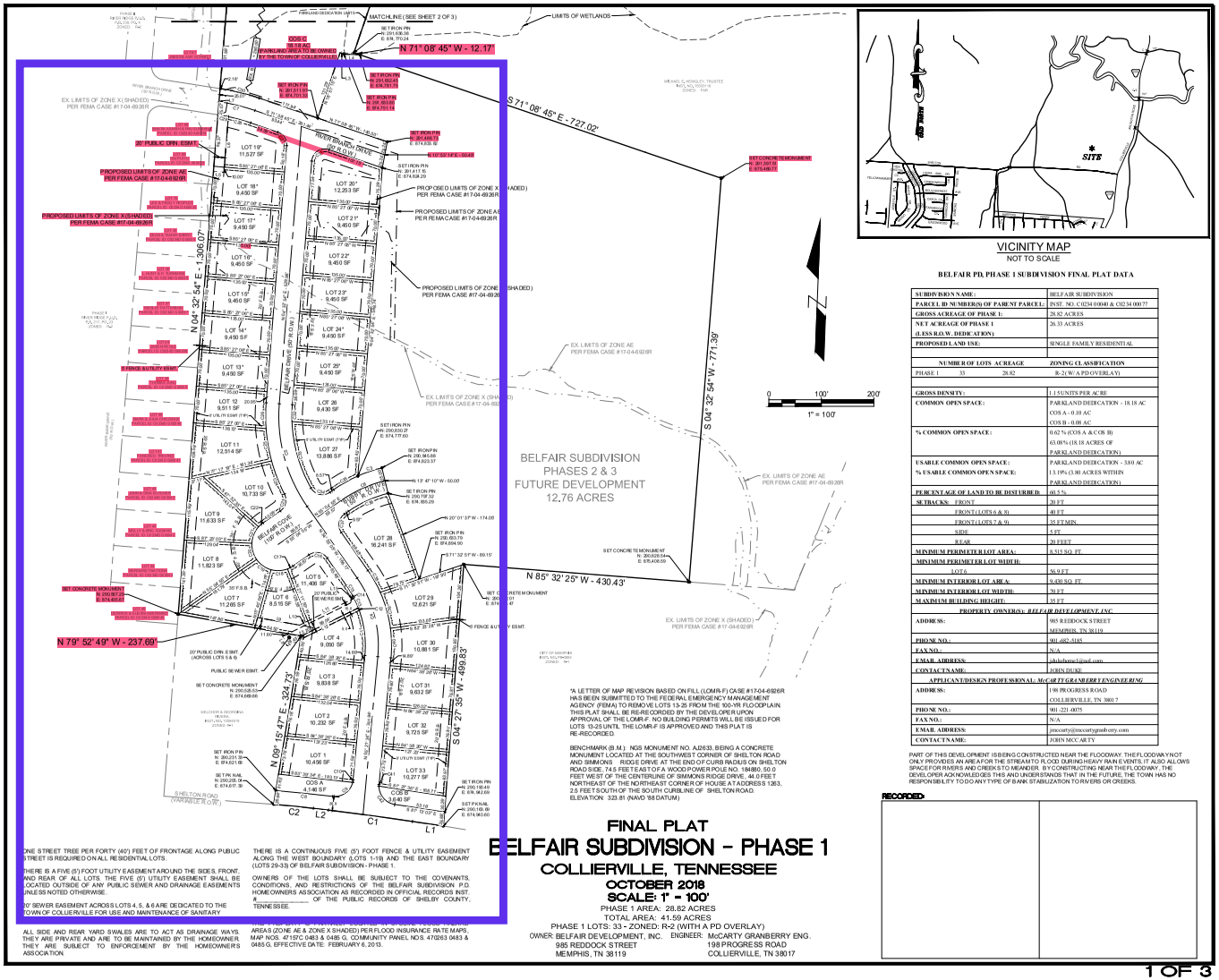

VICINITY MAP
NOT TO SCALE

BELFAIR PD, PHASE 1 SUBDIVISION FINAL PLAT DATA

SUBDIVISION NAME:	BELFAIR SUBDIVISION
PARCEL ID NUMBER(S) OF PARENT PARCEL:	INST. NO. CO234 00040 & CO234 000 77
GROSS ACREAGE OF PHASE 1:	28.82 ACRES
NET ACREAGE OF PHASE 1 (LESS R.O.W. DEDICATION)	26.33 ACRES
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
NUMBER OF LOTS ACREAGE	ZONING CLASSIFICATION
PHASE 1 33 28.82	R-2(W/A PD OVERLAY)
GROSS DENSITY:	1.1 5UNITS PER ACRE
COMMON OPEN SPACE:	PARKLAND DEDICATION - 18.18 AC COS A - 0.10 AC COS B - 0.08 AC
% COMMON OPEN SPACE:	0.62 % (COS A & C OR B) 63.08% (18.18 ACRES OF PARKLAND DEDICATION)
USABLE COMMON OPEN SPACE: % USABLE COMMON OPEN SPACE:	PARKLAND DEDICATION - 3.80 AC 13.19% (3.80 ACRES WITHIN PARKLAND DEDICATION)
PERCENTAGE OF LAND TO BE DISTURBED:	60.5 %
SETBACKS: FRONT	20 FT
FRONT (LOTS 6 & 8)	40 FT
FRONT (LOTS 7 & 9)	35 FT MIN.
SIDE	5 FT
REAR	20 FEET
MINIMUM PERIMETER LOT AREA:	8,515 SQ. FT.
MINIMUM PERIMETER LOT WIDTH:	
LOT 6	56.9 FT.
MINIMUM INTERIOR LOT AREA:	9,450 SQ. FT.
MINIMUM INTERIOR LOT WIDTH:	20 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.
PROPERTY OWNER(S): *BELFAIR DEVELOPMENT, INC.*	
ADDRESS:	985 REDDOCK STREET MEMPHIS, TN 38119
PHONE NO.:	901-682-5185
FAX NO.:	N/A
E-MAIL ADDRESS:	shelahenc@aol.com
CONTACT NAME:	JOHN DUKE
APPLICANT/DESIGN PROFESSIONAL: *McCARTY GRANBERRY ENGINEERING*	
ADDRESS:	198 PROGRESS ROAD COLLIERVILLE, TN 38017
PHONE NO.:	901 -221 -0075
FAX NO.:	N/A
E-MAIL ADDRESS:	jmccarty@mccartygranberry.com
CONTACT NAME:	JOHN MCCARTY

PART OF THIS DEVELOPMENT IS BEING CONSTRUCTED NEAR THE FLOODWAY. THE FLOODWAY NOT ONLY PROVIDES AN AREA FOR THE STREAM TO FLOOD DURING HEAVY RAIN EVENTS, IT ALSO ALLOWS SPACE FOR RIVERS AND CREEKS TO MEANDER. BY CONSTRUCTING NEAR THE FLOODWAY, THE DEVELOPER ACKNOWLEDGES THIS AND UNDERSTANDS THAT IN THE FUTURE, THE TOWN HAS NO RESPONSIBILITY TO DO ANY TYPE OF BANK STABILIZATION TO RIVERS OR CREEKS.

RECORDED:

"A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) CASE #17-04-6926R HAS BEEN SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO REMOVE LOTS 13-25 FROM THE 100-YR FLOODPLAIN. THIS PLAT SHALL BE RE-RECORDED BY THE DEVELOPER UPON APPROVAL OF THE LOMR-F. NO BUILDING PERMITS WILL BE ISSUED FOR LOTS 13-25 UNTIL THE LOMR-F IS APPROVED AND THIS PLAT IS RE-RECORDED.

BENCHMARK (B.M.): NGS MONUMENT NO. AJ2633, BEING A CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SHELTON ROAD AND SIMMONS RIDGE DRIVE AT THE END OF CURB RADIUS ON SHELTON ROAD SIDE, 74.5 FEET EAST OF A WOOD POWER POLE NO. 184B0, 50.0 FEET WEST OF THE CENTERLINE OF SIMMONS RIDGE DRIVE, 44.0 FEET NORTHEAST OF THE NORTHEAST CORNER OF HOUSE AT ADDRESS 1263, 2.5 FEET SOUTH OF THE SOUTH CURBLINE OF SHELTON ROAD. ELEVATION: 323.81 (NAVD '88 DATUM)

ONE STREET TREE PER FORTY (40') FEET OF FRONTAGE ALONG PUBLIC STREET IS REQUIRED ON ALL RESIDENTIAL LOTS.

THERE IS A FIVE (5') FOOT UTILITY EASEMENT AROUND THE SIDES, FRONT, AND REAR OF ALL LOTS. THE FIVE (5') UTILITY EASEMENT SHALL BE LOCATED OUTSIDE OF ANY PUBLIC SEWER AND DRAINAGE EASEMENTS UNLESS NOTED OTHERWISE.

20' SEWER EASEMENT ACROSS LOTS 4, 5, & 6 ARE DEDICATED TO THE TOWN OF COLLIERVILLE FOR USE AND MAINTENANCE OF SANITARY.

ALL SIDE AND REAR YARD SWALES ARE TO ACT AS DRAINAGE WAYS. THEY ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNER. THEY ARE SUBJECT TO ENFORCEMENT BY THE HOMEOWNERS ASSOCIATION.

THERE IS A CONTINUOUS FIVE (5') FOOT FENCE & UTILITY EASEMENT ALONG THE WEST BOUNDARY (LOTS 1-19) AND THE EAST BOUNDARY (LOTS 29-33) OF BELFAIR SUBDIVISION - PHASE 1.

OWNERS OF THE LOTS SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE BELFAIR SUBDIVISION P.D. HOMEOWNERS ASSOCIATION AS RECORDED IN OFFICIAL RECORDS INST. #_____ OF THE PUBLIC RECORDS OF SHELBY COUNTY, TENNESSEE.

AREAS (ZONE AE & ZONE X SHADED) PER FLOOD INSURANCE RATE MAPS, MAP NOS. 47157C 0483 & 0485 G, COMMUNITY PANEL NOS. 470263 0483 & 0485 G, EFFECTIVE DATE: FEBRUARY 6, 2013.

FINAL PLAT
BELFAIR SUBDIVISION - PHASE 1
COLLIERVILLE, TENNESSEE
OCTOBER 2018
SCALE: 1" = 100'

PHASE 1 AREA: 28.82 ACRES
TOTAL AREA: 41.59 ACRES
PHASE 1 LOTS: 33 - ZONED: R-2 (WITH A PD OVERLAY)

OWNER: BELFAIR DEVELOPMENT, INC.
985 REDDOCK STREET
MEMPHIS, TN 38119

ENGINEER: McCARTY GRANBERRY ENG.
198 PROGRESS ROAD
COLLIERVILLE, TN 38017

NOTES:

1. THE HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL COMMON OPEN SPACES, THE POND, THE OUTLET CONTROL CHANNEL, AND THE RETAINING WALL.

2. ALL SIDE AND REAR YARD SWALES ARE TO ACT AS DRAINAGE WAYS. THEY ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNER. THEY ARE SUBJECT TO ENFORCEMENT BY THE HOMEOWNER'S ASSOCIATION.

3. THE TOWN OF COLLIERVILLE SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING THE DRAINAGE, WATER AND SEWER SYSTEMS LOCATED WITHIN PUBLIC EASEMENTS. HOWEVER, THE TOWN DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE YARDS, PARKING LOT, STREETS OR DRIVES CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY THE TOWN'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEMS.

4. THE FIVE (5') FOOT UTILITY EASEMENTS AROUND THE SIDE, FRONT, AND REAR LOT LINES ARE GRANTED TO ALL UTILITY PROVIDERS THAT ARE PROVIDING UTILITY SERVICES TO ANY OF THE LOTS IN THIS SUBDIVISION. THE FIVE (5') FOOT UTILITY EASEMENTS SHALL BE LOCATED OUTSIDE OF ANY PUBLIC SEWER AND DRAINAGE EASEMENTS UNLESS NOTED OTHERWISE.

5. THE PUBLIC SEWER EASEMENTS ARE GRANTED TO THE TOWN OF COLLIERVILLE FOR THE PUBLIC OPERATION AND MAINTENANCE OF THE SEWER INSTALLED.

6. COS A & B SHOWN ON THIS PLAT SHALL BE WARRANTY DEEDED TO THE HOMEOWNERS ASSOCIATION BY A SEPARATE INSTRUMENT. A COPY OF THE RECORDED DOCUMENT SHALL BE PROVIDED TO THE TOWN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

7. COS C SHOWN ON THIS PLAT SHALL BE WARRANTY DEEDED TO THE TOWN OF COLLIERVILLE BY A SEPARATE INSTRUMENT. A COPY OF THE RECORDED DOCUMENT SHALL BE PROVIDED TO THE TOWN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

8. ONE STREET TREE PER FORTY (40') FEET OF FRONTAGE ALONG PUBLIC STREET IS REQUIRED ON ALL RESIDENTIAL LOTS.

9. A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) CASE #17-04-4926R HAS BEEN SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO REMOVE LOTS 13-25 FROM THE 100-YR FLOODPLAIN. THIS PLAT SHALL BE RE-RECORDED BY THE DEVELOPER UPON APPROVAL OF THE LOMR-F. NO BUILDING PERMITS WILL BE ISSUED FOR LOTS 13-25 UNTIL THE LOMR-F IS APPROVED AND THIS PLAT IS RE-RECORDED.

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BENCHMARK (B.M.): NGS MONUMENT NO. AJ2633, BEING A CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SHELTON ROAD AND SIMMONS RIDGE DRIVE AT THE END OF CURB RADIUS ON SHELTON ROAD SIDE; 74.5 FEET EAST OF A WOOD POWER POLE NO. 194680; 50.0 FEET WEST OF THE CENTERLINE OF SIMMONS RIDGE DRIVE; 44.0 FEET NORTHEAST OF THE NORTHEAST CORNER OF HOUSE AT ADDRESS 1263; 2.5 FEET SOUTH OF THE SOUTH CURBLINE OF SHELTON ROAD. ELEVATION: 323.81 (NAVD '88 DATUM)

THIS PROPERTY IS PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREAS (ZONE AE & ZONE X SHADED) PER FLOOD INSURANCE RATE MAPS, MAP NOS. 47157C 0483 & 0485 G, COMMUNITY PANEL NOS. 470263 0483 & 0485 G, EFFECTIVE DATE: FEBRUARY 6, 2013.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We, Melchor Rivera and Georgina Rivera, hereby certify that we are the owners of the adjacent property shown and described in Instrument No. 10094819 and that we adopt this plan of subdivision with our free consent and dedicate the public sewer easement to the Town of Collierville as shown on the plat.

_____ _____
OWNER DATE

_____ _____
OWNER DATE

NOTARY'S CERTIFICATE

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 _____ (printed name of owner), with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be owner of the adjacent property shown and described in Instrument No. GM-9589, and he/she as such owner, executed the foregoing instrument for the purpose therein contained. In witness whereof, I hereunto set my hand and affix my seal this, the ____ day of _____, 20___.

_____
Notary Public
My Commission expires: _____

MORTGAGEE'S CERTIFICATE

We, the undersigned, _____ (printed name of mortgagee), mortgagee of the property shown, hereby agree to this plan of subdivision and dedicate the public sewer easement as shown to the public use forever, and hereby certify that we are the mortgagee duly authorized so to act and that said property is unencumbered by any taxes which have become due and payable.

_____ _____
Mortgagee (signature) Date

NOTARY'S CERTIFICATE

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 _____ (printed name) of _____, with whom I am personally acquainted and who, upon oath, acknowledged himself to be _____ (title) of the _____, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained.
In witness whereof, I hereunto set my hand and affix my seal this, the ____ day of _____, 20___.

_____
Notary Public

My Commission expires: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

We, Belfair Development, Inc., hereby certify that we are the owners of the property shown and described and that we adopt this plan of subdivision with our free consent and dedicate all easements to the Town of Collierville and rights-of-way, streets, alleys, walks, parks and other open spaces to public and private use as shown on the plat.

_____ _____
John R. Duke, President DATE

NOTARY'S CERTIFICATE

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 _____ (printed name of owner), with whom I am personally acquainted and who, upon oath, acknowledged himself to be owner of BELFAIR SUBDIVISION PD, and he as such owner, executed the foregoing instrument for the purpose therein contained. In witness whereof, I hereunto set my hand and affix my seal this, the ____ day of _____, 20___.

_____
Notary Public
My Commission expires: _____

MORTGAGEE'S CERTIFICATE

We, the undersigned, _____ (printed name of mortgagee), mortgagee of the property shown, hereby agree to this plan of subdivision and dedicate the streets, rights-of-way, easements, and rights of access as shown to the public use forever, and hereby certify that we are the mortgagee duly authorized so to act and that said property is unencumbered by any taxes which have become due and payable.

_____ _____
Mortgagee (signature) Date

NOTARY'S CERTIFICATE

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 _____ (printed name) of _____, with whom I am personally acquainted and who, upon oath, acknowledged himself to be _____ (title) of the _____, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained.
In witness whereof, I hereunto set my hand and affix my seal this, the ____ day of _____, 20___.

_____
Notary Public

My Commission expires: _____

SURVEYOR'S CERTIFICATE

I, _____, certify to the best of my knowledge and belief that this is a true and accurate survey of the property shown hereon; that this is a Class _____ Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:_____. I further certify that the survey of the lands embraced within said plat have been correctly monumented in accordance with the Subdivision Regulations of the Town of Collierville, Tennessee.

_____ _____
Surveyor Date

CERTIFICATE OF ACCURACY OF ENGINEERING AND DESIGN

I, _____ (printed name), a Professional Engineer, do hereby certify that the plans shown and described on hereon regarding engineering and designs governing this subdivision are true and correct, and conform to the requirements set forth in the Subdivision Regulations and other applicable requirements of the Town of Collierville.

_____ _____
Engineer Date

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, _____, do hereby certify that I am a registered Professional Engineer, and that I have designed all storm water drainage for the Belfair Subdivision Planned Development. Neither this subdivision nor adjoining property will be damaged, nor shall the character of the land use be affected by the velocity and volume of water entering or leaving same.

_____ _____
Engineer Date

CERTIFICATION OF DECLARATION OF COVENANTS AND RESTRICTIONS AND MAINTENANCE OF COMMON AREAS AND FACILITIES

"Declaration of Covenants and Restrictions", applicable to the _____ Subdivision, are hereby incorporated and made a part of this plat.

All common areas, facilities, and amenities shall be owned and maintained by the Homeowners' Association(HOA) as described in Instrument #_____.

I, _____ (printed name), hereby certify that I am the owner of the property shown and shall be responsible for the maintenance of such areas until maintenance responsibility is transferred to the Homeowners' Association.

_____ _____
Owner Date

NOTARY'S CERTIFICATE

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 _____ (printed name of owner), with whom I am personally acquainted and who, upon oath, acknowledged himself to be owner of Belfair Subdivision P.D., and he as such owner, executed the foregoing instrument for the purpose therein contained. In witness whereof, I hereunto set my hand and affix my seal this, the ____ day of _____, 20___.

_____
Notary Public

My Commission expires: _____

PLANNING COMMISSION CERTIFICATE

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations, for Collierville, Tennessee, including any variances, if any, approved by the Planning Commission and that it has been approved for recording in the Shelby County Register's Office.

_____ _____
Town Engineer Date

_____ _____
Town Planner Date

_____ _____
Secretary, Planning Commission Date

BOARD OF MAYOR AND ALDERMEN CERTIFICATE

I, _____ (printed name of signer) do hereby certify that all required improvements have been installed or that a security or other collateral in sufficient amount to assure completion of all required improvements has been posted for the subdivision shown on this plat and are hereby approved by the Town of Collierville, Tennessee.

_____ _____
Mayor, Town of Collierville Date

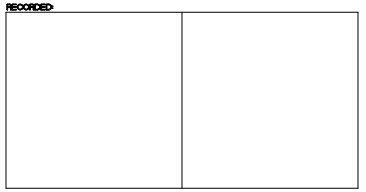
FINAL PLAT
BELFAIR SUBDIVISION - PHASE 1
COLLIERVILLE, TENNESSEE
OCTOBER 2018
SCALE: 1" = 100'

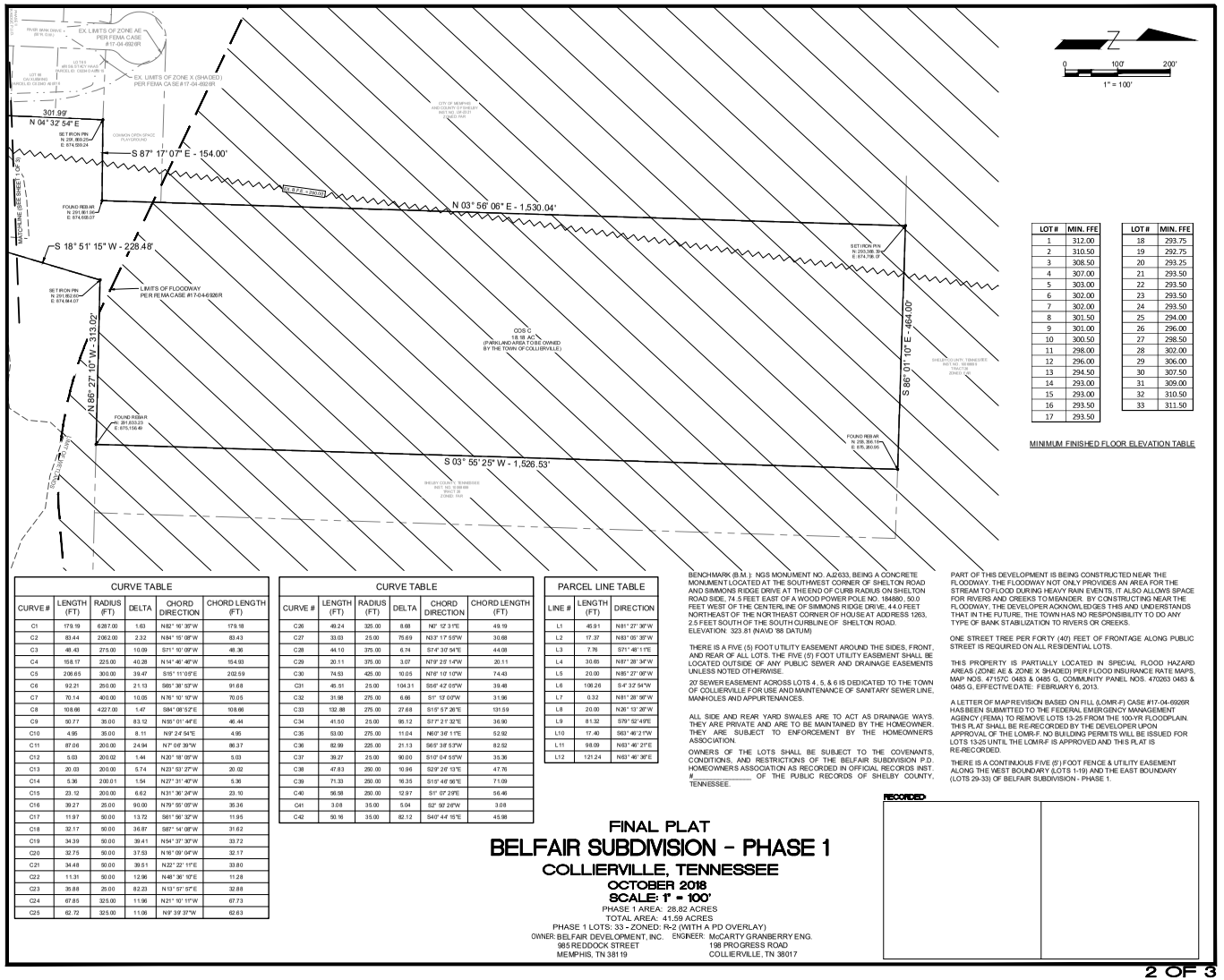
PHASE 1 AREA: 28.82 ACRES
TOTAL AREA: 41.59 ACRES
PHASE 1 LOTS: 33 - ZONED: R-2 (WITH A PD OVERLAY)

OWNER: BELFAIR DEVELOPMENT, INC.
985 REDDOCK STREET
MEMPHIS, TN 38119

ENGINEER: McCARTY GRANBERRY ENG.
198 PROGRESS ROAD
COLLIERVILLE, TN 38017

RECORDED





LOT #	MIN. FFE
1	312.00
2	310.50
3	308.50
4	307.00
5	303.00
6	302.00
7	302.00
8	301.50
9	301.00
10	300.50
11	298.00
12	296.00
13	294.50
14	293.00
15	293.00
16	293.50
17	293.50

LOT #	MIN. FFE
18	293.75
19	292.75
20	293.25
21	293.50
22	293.50
23	293.50
24	293.50
25	294.00
26	296.00
27	298.50
28	302.00
29	306.00
30	307.50
31	309.00
32	310.50
33	311.50

MINIMUM FINISHED FLOOR ELEVATION TABLE

CURVE TABLE					
CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD DIRECTION	CHORD LENGTH (FT)
C1	179.19	6287.00	1.63	N82° 16' 39"W	179.18
C2	83.44	2062.00	2.32	N84° 15' 08"W	83.43
C3	48.43	275.00	10.09	S71° 10' 09"W	48.36
C4	158.17	225.00	40.28	N 14° 46' 48"W	154.93
C5	206.65	300.00	39.47	S15° 11' 03"E	202.59
C6	92.21	250.00	21.13	S85° 31' 53"W	91.68
C7	70.14	400.00	10.05	N76° 10' 10"W	70.05
C8	108.66	4227.00	1.47	S84° 08' 52"E	108.66
C9	50.77	30.00	83.12	N35° 01' 44"E	46.44
C10	4.95	30.00	8.11	N9° 24' 54"E	4.95
C11	87.06	200.00	24.94	N7° 08' 39"W	86.37
C12	5.03	200.02	1.44	N20° 18' 09"W	5.03
C13	20.03	200.00	5.74	N23° 53' 27"W	20.02
C14	5.36	200.01	1.54	N27° 31' 40"W	5.36
C15	23.12	200.00	6.62	N31° 36' 24"W	23.10
C16	39.27	25.00	90.00	N75° 55' 00"W	35.36
C17	11.97	50.00	13.72	S61° 56' 32"W	11.95
C18	32.17	50.00	36.87	S87° 14' 08"W	31.62
C19	34.39	50.00	39.41	N54° 37' 30"W	33.72
C20	32.75	50.00	37.53	N16° 09' 04"W	32.17
C21	34.48	50.00	39.51	N22° 22' 11"E	33.80
C22	11.31	50.00	12.96	N48° 36' 10"E	11.28
C23	35.88	25.00	82.23	N13° 57' 57"E	32.88
C24	67.85	325.00	11.96	N21° 10' 11"W	67.73
C25	62.72	325.00	11.06	N9° 39' 37"W	62.63

CURVE TABLE					
CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD DIRECTION	CHORD LENGTH (FT)
C26	49.24	325.00	8.68	N0° 12' 31"E	49.19
C27	33.03	25.00	75.69	N33° 17' 59"W	30.68
C28	44.10	375.00	6.74	S74° 30' 04"E	44.08
C29	20.11	375.00	3.07	N79° 29' 14"W	20.11
C30	74.53	425.00	10.05	N76° 10' 10"W	74.43
C31	45.91	25.00	104.31	S56° 42' 09"W	39.48
C32	31.98	275.00	6.66	S1° 13' 00"W	31.96
C33	132.88	275.00	27.68	S15° 57' 26"E	131.59
C34	41.50	25.00	95.12	S7° 7' 21"E	36.90
C35	53.00	275.00	11.04	N60° 36' 11"E	52.92
C36	82.99	225.00	21.13	S85° 31' 53"W	82.52
C37	39.27	25.00	90.00	S10° 04' 59"W	35.36
C38	47.83	250.00	10.96	S29° 26' 13"E	47.76
C39	71.33	250.00	16.35	S15° 46' 56"E	71.09
C40	56.58	250.00	12.97	S1° 07' 29"E	56.46
C41	3.08	35.00	5.04	S2° 32' 26"W	3.08
C42	50.16	35.00	82.12	S40° 44' 15"E	45.98

PARCEL LINE TABLE		
LINE #	LENGTH (FT)	DIRECTION
L1	46.91	N81° 27' 36"W
L2	17.37	N83° 05' 35"W
L3	7.76	S71° 48' 11"E
L4	30.65	N87° 28' 34"W
L5	20.00	N85° 27' 08"W
L6	106.26	S4° 32' 54"W
L7	0.32	N81° 28' 56"W
L8	20.00	N26° 13' 26"W
L9	81.32	S79° 52' 49"E
L10	17.40	S83° 46' 21"W
L11	98.09	N63° 46' 21"E
L12	121.24	N63° 46' 36"E

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THIS PROPERTY IS PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREAS (ZONE AE & ZONE X SHADED) PER FLOOD INSURANCE RATE MAPS, MAP NOS. 47157C 0483 & 0485 G, COMMUNITY PANEL NOS. 470263 0483 & 0485 G, EFFECTIVE DATE: FEBRUARY 6, 2013.

A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) CASE #17-04-6926R HAS BEEN SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO REMOVE LOTS 13-25 FROM THE 100-YR FLOODPLAIN. THIS PLAT SHALL BE RE-RECORDED BY THE DEVELOPER UPON APPROVAL OF THE LOMR-F. NO BUILDING PERMITS WILL BE ISSUED FOR LOTS 13-25 UNTIL THE LOMR-F IS APPROVED AND THIS PLAT IS RE-RECORDED.

THERE IS A CONTINUOUS FIVE (5') FOOT FENCE & UTILITY EASEMENT ALONG THE WEST BOUNDARY (LOTS 1-19) AND THE EAST BOUNDARY (LOTS 29-33) OF BELFAIR SUBDIVISION - PHASE 1.

FINAL PLAT
BELFAIR SUBDIVISION - PHASE 1
COLLIERVILLE, TENNESSEE
OCTOBER 2018
SCALE: 1" = 100'

PHASE 1 AREA: 28.82 ACRES
TOTAL AREA: 41.59 ACRES
PHASE 1 LOTS: 33 - ZONED: R-2 (WITH A PD OVERLAY)

OWNER: BELFAIR DEVELOPMENT, INC.
985 REDDOCK STREET
MEMPHIS, TN 38119

ENGINEER: McCARTY GRANBERRY ENG.
198 PROGRESS ROAD
COLLIERVILLE, TN 38017

RECORDED