




Tom Leatherwood
Shelby County Register

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Office of the Shelby County Register.

	
18076225	
07/30/2018 - 12:29 PM	
1 PGS	
FRANK	1765164-18076225
PLAT BOOK : 278	
PAGE : 19	
RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

City Benchmark #586 at southeast corner of Park Avenue and Estate Drive. Located 1' back of sidewalk at ER on Park Avenue side. Elev. = 340.78'

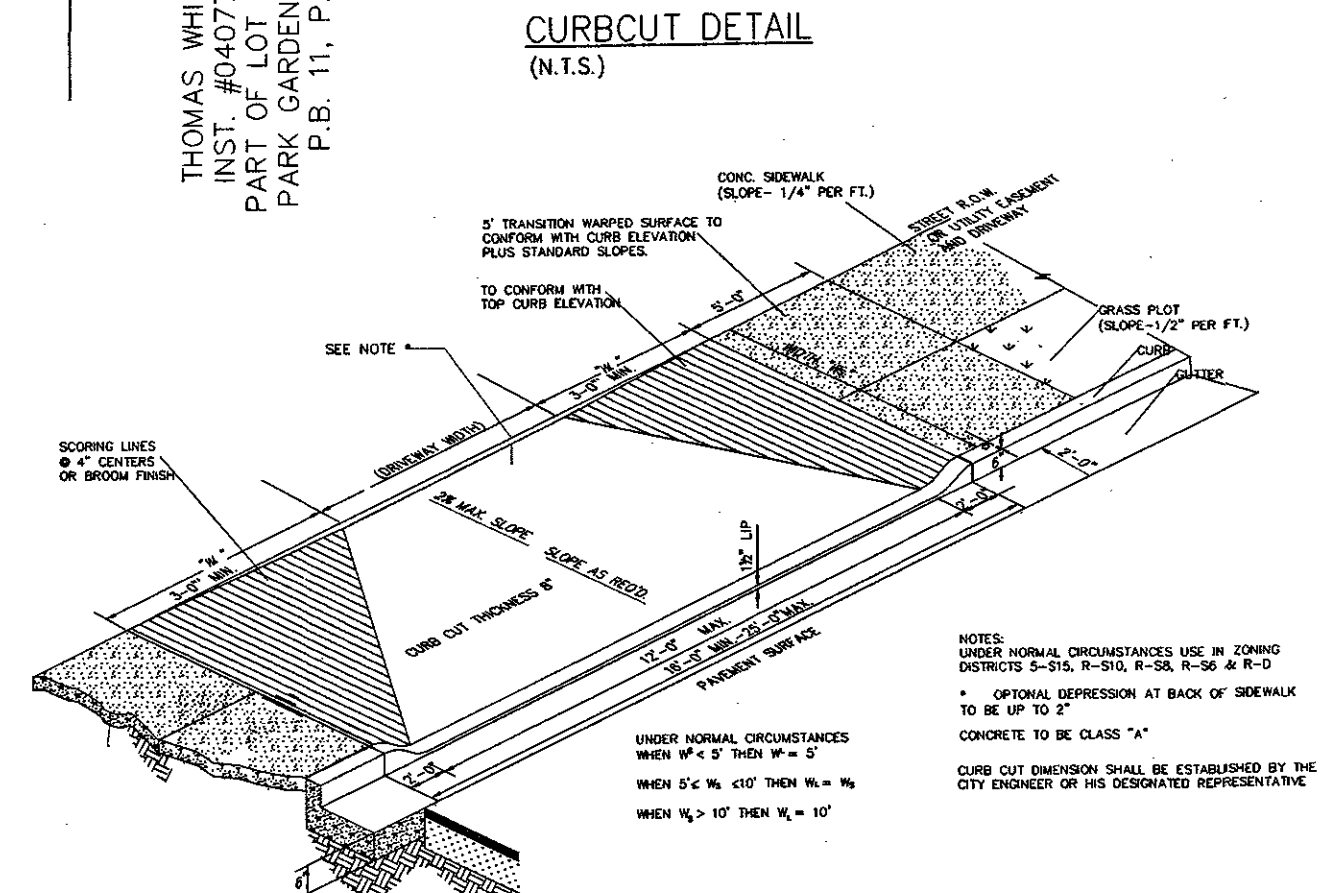
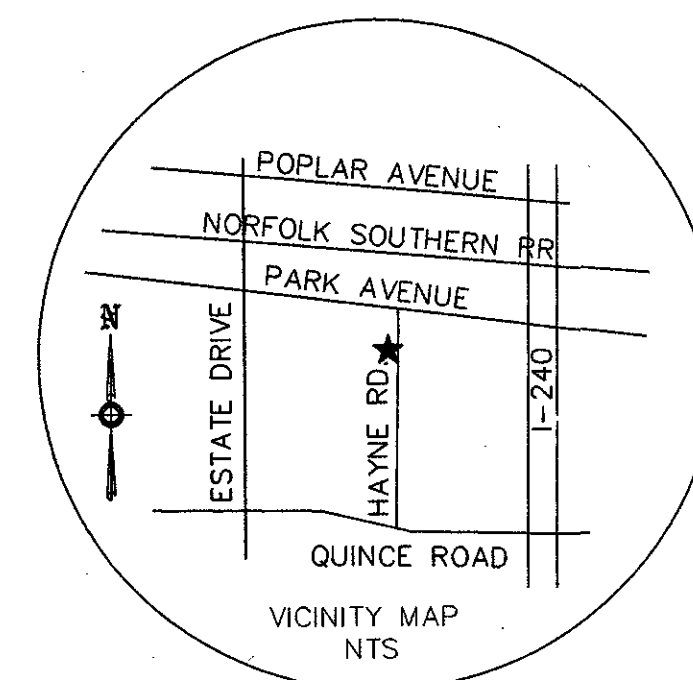
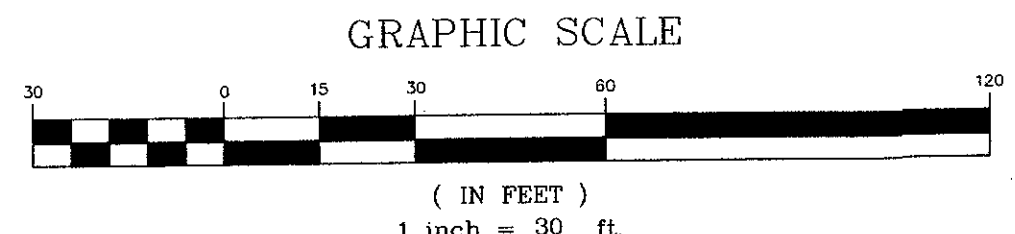
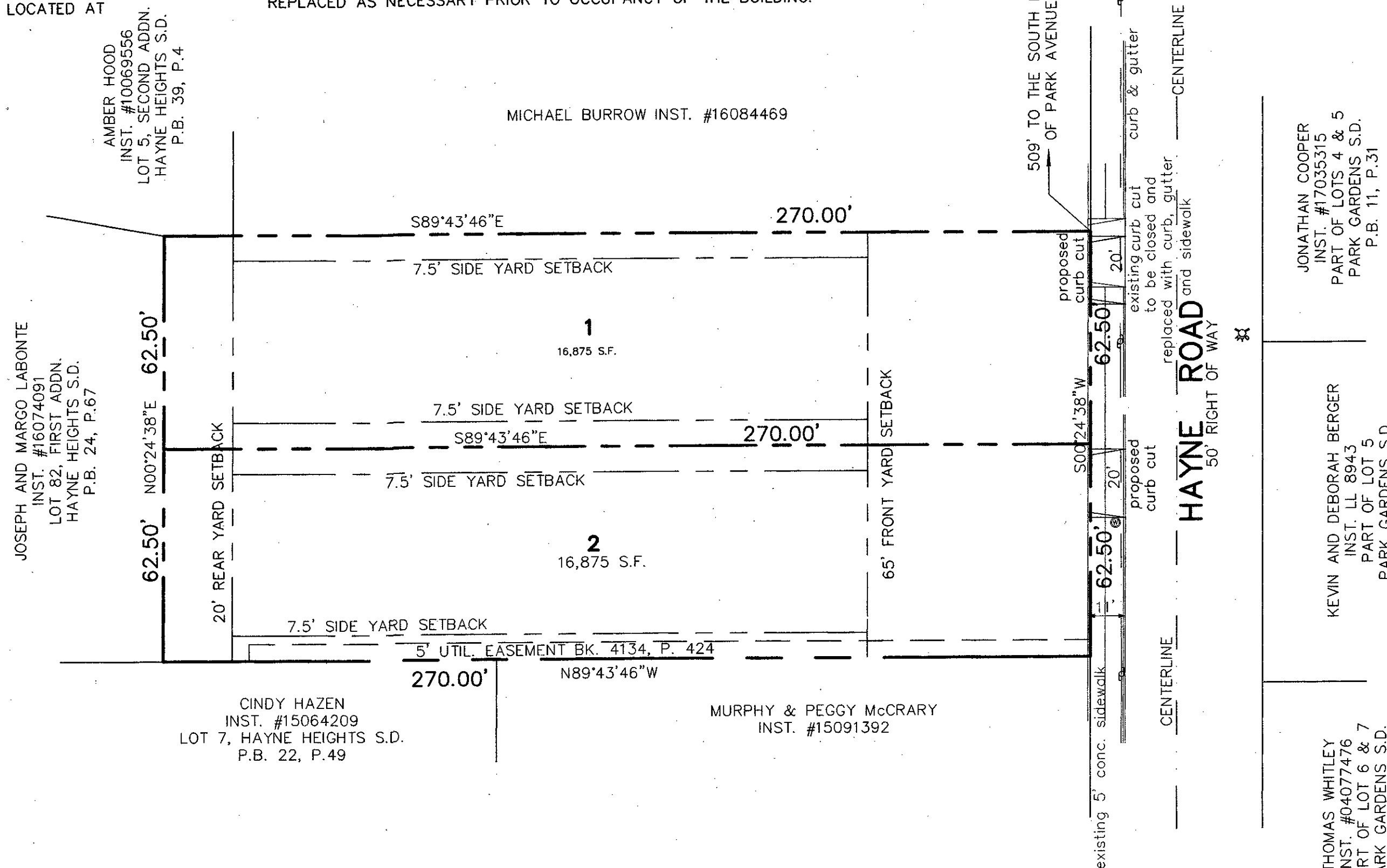
THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER FLOOD LINES ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 47157 C0435F, DATED SEPTEMBER 28, 2007. THE NEAREST BFE IS 265' LOCATED AT NONCONNAH CREEK.

SIDEWALK TABLE				
STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURB LINE	ACTION
Hayne Road	5 FT	West	5.5 FEET GRASS	Existing

REQUIRED SIDEWALKS SHALL BE INSTALLED ACROSS THE FRONTAGE OF THE PROPERTY PRIOR TO USE AND OCCUPANCY OF THE BUILDING. EXISTING SIDEWALKS SHALL BE REPAIRED/REPLACED AS NECESSARY PRIOR TO OCCUPANCY OF THE BUILDING.

I. NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT. NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.
 II. THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.

Prior to land disturbance, Erosion Prevention Sediment Control (EPSC) measures shall be implemented per City Ordinances 4538 & 5446.



Surveyor's Certificate:

I hereby certify that this is a Category I Survey and that the ratio of precision of the unadjusted traverse is 1:15,000 or greater, that this plat is in conformance with the survey prepared by me or under my direct supervision and conforms with applicable State Laws and Local Zoning Ordinances, Subdivision Regulations, and the specific conditions imposed on this development relating to the practice of surveying.

Campbell Surveying Company
 By: *[Signature]*
 Date: 7-25-18
 Charles F. Campbell

Tennessee R.L.S. #1827

Office of Planning and Development Certificate:

This final plat conforms with the preliminary plan for this 2 lot "minor subdivision" acted on by the Planning Director on 04/27/2018 after the Memphis and Shelby County United Development Code Technical Review Committee public hearing on 04/26/2018.

By: *[Signature]*
 Date: 7-20-18
 Director of Planning and Development
 OPD: *[Signature]* Date: 07/20/2018
 By: *[Signature]*
 Date: 7-18-18
 City Engineer

CONDITIONS

- Any garage or carport shall be located at or near the rear façade of the residence. Front-loaded garages are permitted if set back a minimum of 20 feet behind and substantially screened by the front façade of the residence (revised condition approved by the Planning Director on June 7, 2018).
- Side yard setbacks shall be 7.5 feet. A shared driveway serving both lots may be permitted between the two lots to account for this reduction in buildable area.
- The front and rear yard setbacks shall reflect those shown on the preliminary plan.

Please be advised that a building permit issued by the Memphis/Shelby County Office of Construction Code Enforcement does not allow for alterations and/or improvements to any Right-Of-Way (ROW) maintained by the City of Memphis. Alterations and/or improvements to City of Memphis ROW include but are not limited to work performed on sidewalks, curb and gutter, driveway aprons and utility tie-ins. ROW permits must be obtained from the Memphis City Engineer's Office at ph. (901) 636-6700.

Owner's Certificate:

We, Griffin Elkington Investments LLC the undersigned owner of the property shown, hereby adopt this plat as our plan of development and dedicate the streets, rights-of-way, and grant the easements as shown and/or described to public use forever. We certify that we are the owner of said property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes which have become due and payable.

Griffin Elkington Investments LLC
 By: *[Signature]*
 Date: 7-14-18

Before me, the undersigned, a notary public in and for the said State and County at Memphis, duly commissioned and qualified, personally appeared Griffin Elkington with whom I am personally acquainted, and who upon his oath acknowledged himself to be Managing Partner of Biffco GP the owner of the property, the within named bargainer, and that she executed the foregoing instrument for the purpose therein contained.

[Signature]
 Notary Public
 My commission expires: August 22, 2020

18076225
 07/30/2018 - 12:29 PM
 1 PGS
 FRANK 1765164-18076225
 PLAT BOOK : 278
 PAGE : 19
 RECORDING FEE 15.00
 DP FEE 2.00
 TOTAL AMOUNT 17.00
 TOM LEATHERWOOD
 REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

Sheet 1 of 1
 FINAL PLAT

NATALIE'S PLACE MINOR SUBDIVISION
 Part of the north 100 acres of the west 193 acres of the William Messick 292.5 acres Memphis, Shelby County, Tennessee
 INSTRUMENT #18044006
 MEMPHIS, SHELBY COUNTY TENNESSEE

ZONING DISTRICT: R-10	CASE # S18 - 09
DATE: June 25, 2018	SCALE 1" = 30'
2 LOTS 0.775 ACRES	WARD 67 BLOCK 63 PARCEL 7
100 YEAR FLOOD ELEVATION= 265	FEMA MAP PANEL 47157 C 0435 F
	PANEL DATE 09/28/2007
DEVELOPER: GRIFFIN ELKINGTON 901-268-3833 4928 William Arnold Rd., Memphis, TN	
LANDUSE = SINGLE FAMILY RESIDENTIAL	
Campbell Surveying Company 1023 South Yates Road Suite 101 Memphis, TN 38119 (901) 683-9114	