

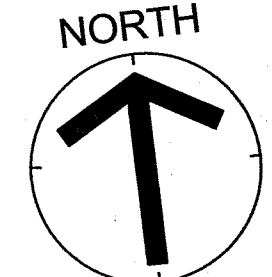
WFC DURHAM HOLDINGS VII, G.P. FUTURE DEVELOPMENT DURHAM FARMS PHASE 4

WFC DURHAM HOLDINGS VII, L.L.C. FUTURE DEVELOPMENT DURHAM FARMS PHASE 4

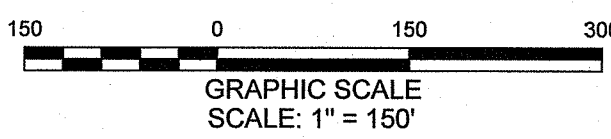
WFC DURHAM HOLDINGS VII, L.L.C. DURHAM FARMS SECTION 28

ERNEST WIKOWSKY  
NOLIE J. WIKOWSKY  
BK. 537, PG. 514  
MAP 138, PARCEL 16.00

Cindy L. Bailey, Registrar  
Sumner County Tennessee  
Rec #: 1027563 Instrument #: 1346943  
Rec'd: 30.00 Recorded  
State: 0.00 1/21/2021 at 11:45 AM  
Clerk: 0.00 1A Plat Book  
Other: 2.00 33  
Total: 32.00 PGS 88-89

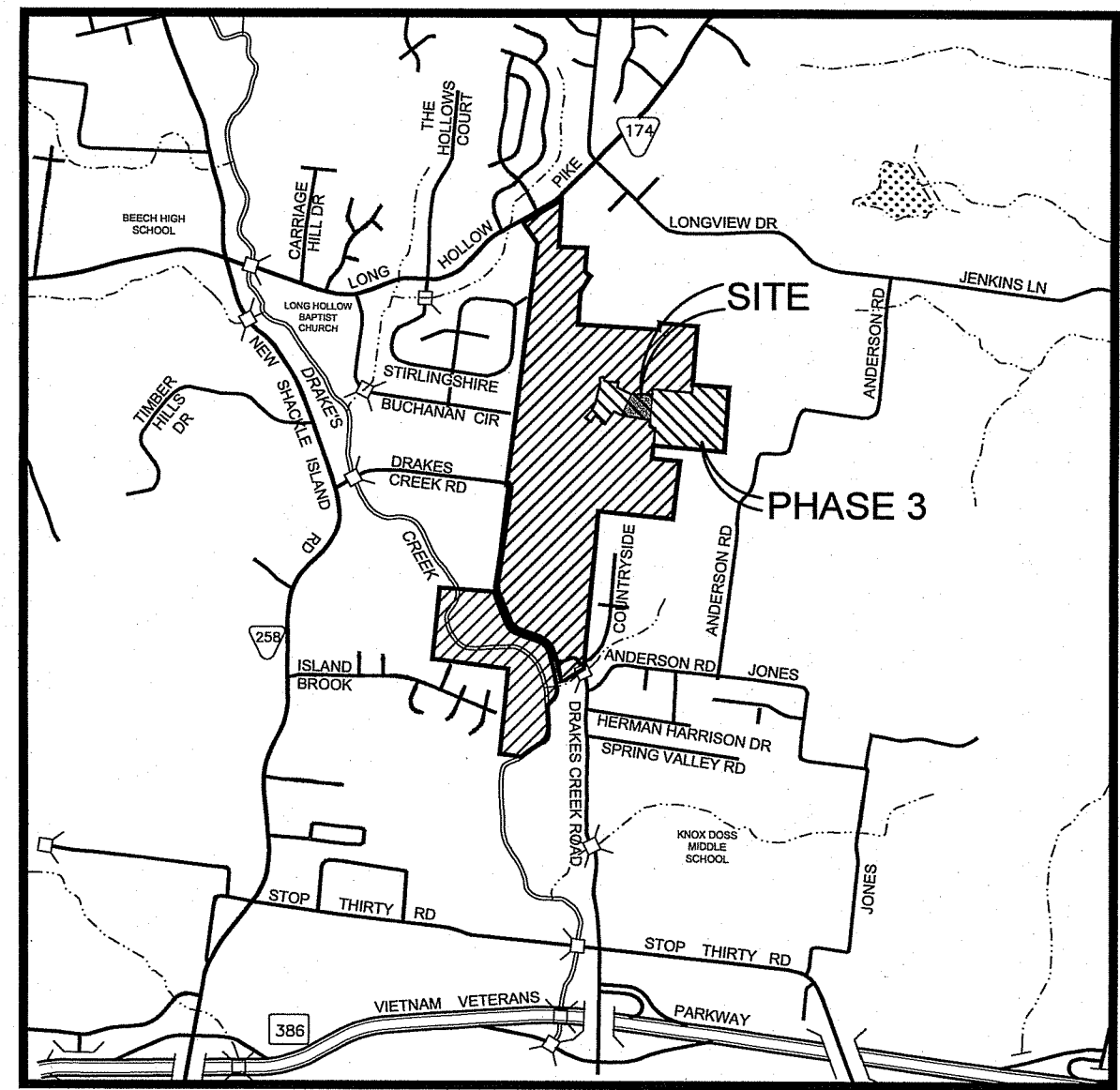


Source of North  
Tennessee Grid North  
NAD83(2011)



MICHAEL R. & MARY F. STOKES  
BK. 57, PG. 365  
MAP 123, PARCEL 68.02

LYNN RALPH JR  
SHIRLEY ELAINE  
BK. 2651, PG. 34  
MAP 138, PARCEL 17.00



LOCATION MAP  
NOT TO SCALE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon as evidenced in Book Number 3825 Page 221, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all easements and right-of-way, streets, alleys, walks, parks and other open spaces to public and private use as noted.

WFC Durham Holdings VII, LLC  
By: Jesse R. Baker  
Owner (please print)

[Signature]  
Owner Signature

Authorized Signatory representative of  
Title (if acting for partnership or corporation) managing partner

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**

I hereby certify: (1) that the following utility system(s) outlined or indicated on the Final Plat entitled Durham Farms - Phase 3 - Section 30 has (have) been installed in accordance with local and/or state government requirements; or (2) that a surety bond has been posted with White House Utility District to assure completion of the following improvements in case of default.

Water System  
Date 12/11/2020 Authorized Signature [Signature]

Sewer System (if applicable)  
Date 12/11/2020 Authorized Signature [Signature]

**CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR SURETY POSTING**

I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Hendersonville Subdivision Regulations; or (2) that a surety has been posted with the Planning Commission to guarantee completion of all required improvements in case of default.

Date 1/4/2021  
Appropriate Governmental Representative [Signature]

**CERTIFICATION OF COMMON AREAS DEDICATION**

WFC Durham Holdings VII, L.L.C. in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within Durham Farms, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

Date 12/14/20  
Owner Jesse R. Baker as authorized representative of managing partner

**CERTIFICATE FOR APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations, for Hendersonville, Tennessee, except for variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of County Register.

Date 12/29/20  
Secretary, Planning Commission [Signature]

Void, unless recorded by: \_\_\_\_\_  
Date \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I hereby certify to the best of my professional knowledge, information, and belief, the survey shown hereon was made in compliance with the current Tennessee Minimum Standards of Practice; and meets or exceeds the requirements for a Category I Survey as specified therein; The Relative Positional Accuracy is: 0.05(+/-)

Date 11/18/2020  
Alan T. Barnard  
Alan T. Barnard, TN RLS 2366  
Gresham Smith, 222 2nd Avenue South, Suite 1400  
Nashville, TN 37201  
(p) 615.770.8560 (e) alan.barnard@greshamsmith.com



GreshamSmith.com

222 Second Avenue South  
Suite 1400  
Nashville, TN 37201  
615.770.8100

DURHAM FARMS - PHASE 3  
SECTION 30 - FINAL PLAT  
WFC DURHAM HOLDINGS VII, L.L.C.

WFC DURHAM HOLDINGS VII, L.L.C.

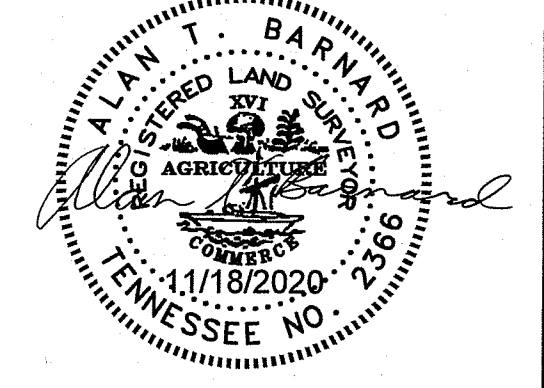
500 Boylston St., Suite 1870  
Boston, Massachusetts 02116  
Phone: (617) 221-8400

Sumner County Parcel I.D.  
Portion of  
138 014.00 000

Revision		
Date	Description	

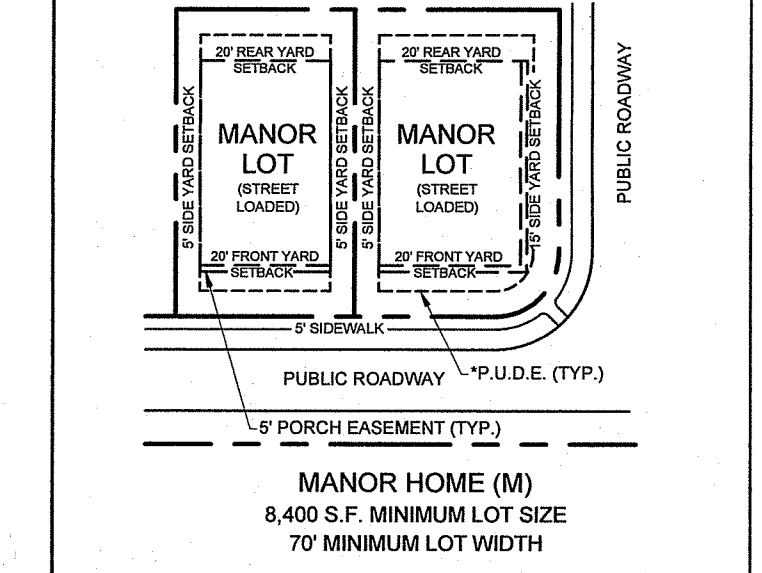
FINAL PLAT COVER PAGE  
SHEET 1 OF 2

This survey has been signed, sealed and dated digitally



PROJECT: 42355.00  
DATE: 11/18/2020

\*See Note 22-25 Regarding Building Setback Porch Encroachment



SECTION 30 SITE DATA

1. PROPOSED USE: SINGLE FAMILY RESIDENCES
2. SECTION 30 AREA: 7.676+/- ACRES
3. NUMBER OF BUILDABLE LOTS IN SECTION 30:

MANOR TOTAL 21

SURVEYOR NOTES

1. Land surveyor does not guarantee accuracy of marked underground utility locations on surface. Location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. All utilities shown per design plans for location representation only.
2. This survey has been signed, sealed and dated digitally.
3. This Survey was conducted using both GPS and Robotic surveying equipment: the type of GPS equipment used is as follows: Topcon GRS Dual Frequency GNSS Receivers; Serial numbers 10044 and 10045; The type of GPS Survey performed was both Static and Real Time Kinematics (RTK).
4. This survey may not be reproduced, altered, or copied without written permission of Gresham Smith.
5. This property has direct access to a dedicated public right-of-way.
6. As shown on survey, there are no gaps or gores between tracts.
7. Boundary and topographic information obtained through field run survey by Gresham Smith in December 2016 and January 2017.
8. Elevations are NAVD 88 (Geoid 125)

LEGEND	
SANITARY SEWER MAIN	SAN
SANITARY SEWER MANHOLE	S
STORM LINE	ST
CATCH BASIN	[Symbol]
WATER MAIN	W
FIRE HYDRANT	[Symbol]
LIGHT POLE	[Symbol]
GAS MAIN	G
PROPERTY LINE	---
EASEMENT LINE	---
PROPERTY CORNER (SET)	●
PROPERTY CORNER (FOUND)	○
MONUMENT (FOUND)	□
MONUMENT (SET)	■
LOT NUMBER	501
LOT ADDRESS	[516]

\*Public Utility and Drainage Easements are as given below and as otherwise shown on plan:

- 10' from all public roadway right-of-way lines
- 5' from all private alleys
- 5' from all interior side lot lines
- 10' from all rear lot lines

PLAT NOTES

1. This Plat is being recorded to create 21 dwelling units, dedicate 1 open space and to dedicate Right-of-Way.
2. Bearings shown hereon are based on the Tennessee State Plane Coordinate System Zone 4100[NAD 83].
3. Subject property shown is a portion of Map Number 138, Parcel Number 014.00 on the Sumner County Property Map (Parcel ID 138 014.00 000).
4. Subject property is zoned MXR PD.
5. This development is to be served by PUBLIC WATER and PUBLIC SEWER which is provided by White House Utility District.
6. This property is within Zone X as shown on FEMA FIRM map/panel number 47165C0401G, effective date: April 17, 2012 & 47165C0402G, effective date: April 17, 2012 for the City of Hendersonville (470186), Tennessee, Sumner County.
7. All open spaces are also Public Utility and Drainage Easements.
8. All areas designated as open space will be owned and maintained by the Homeowners' Association (HOA) as well as including but are not limited to open space sidewalks, stormwater management infrastructure, and street lights. All streets within the development are public. Sidewalks and stormwater infrastructure within the right of way shall be maintained by the City of Hendersonville.
9. All homeowners are required to join the Homeowners' Association (HOA).
10. The developer is responsible for providing street lights and all associated cost.
11. Driveways shall be placed to avoid conflict with drainage structures unless approved by the City Engineer.
12. Public utility easements where shown hereon are intended to indicate an easement for construction, operation and maintenance of public utilities including, but not limited to, sanitary sewers, water lines, telephone signal conduits, electric conductors, and natural gas lines. Drainage easements are intended to indicate an easement for construction and maintenance of drainage facilities. The maintenance of drainage facilities is the responsibility of the owner of the property whereon such facilities are located.
13. No building permit shall be issued for any lot shown on the plat until street names, regulatory signs and warning signs are installed and verified by the City Engineer or Road Superintendent.
14. The buffer zone shall be shown as a minimum of 30' from the top of stream bank and the area within the buffer zone shall be shown as a Drainage Easement (D.E.).
15. The lowest floor shall be a minimum of 2.0 feet above the base flood elevation. Minimum elevation shown in the table on this plat.
16. It is the responsibility of each residence builder to design and construct in accordance with a suitable grading and drainage plan which will convey surface water, without ponding in the lot under the house, from their building site to the drainage system constructed by the subdivision developer. All lots shall be graded so that no increase in storm water runoff will occur on adjacent properties.
17. Driveway locations must be in compliance with the Hendersonville Subdivision Regulations. Corner lot driveway access is restricted to the minor street or as approved by the City Engineer.
18. Geotechnical data may be required prior to issuance of a building permit. Please contact the Hendersonville Building and Codes Department at 615-822-3802 for additional information.
19. This development is designed in a manner that requires storm water detention facilities. These facilities are situated so that no lots are impacted. Maintenance of detention facilities is the responsibility of the homeowners association.
20. All utilities shall be located underground.
21. All fire hydrants installed for this project shall be factory coated in chrome yellow enamel and distributed per the Hendersonville subdivision regulations.
22. Porches may encroach no more than 5' into the front yards or side yards of corner lots. No porch shall encroach on a public utility and drainage easement.
23. All interior side lot lines shall have a 5' Public Utility and Drainage Easement, totaling 10' between lots.
24. All rear lot lines shall have a 10' Public Utility and Drainage Easement, Totaling 20' between lots.
25. All front lot lines shall have a 10' Public Utility and Drainage Easement parallel to R.O.W. line.
26. All front loaded garages must be a minimum of 20' from the back of sidewalks.
27. Subdivision recording is contingent on access from Drakes Creek Road being constructed on required City standards.
28. A minimum 14" brick or stone foundation exposure above the adjacent grade is required for street facing facades.
29. The Homeowners' Association (HOA) shall maintain all Common Area landscaping areas and amenities.
30. All lots are subject to the Master Declaration of Protective Covenants, Conditions, and Restrictions for Durham Farms, of record in the Sumner County Register's Office Book 4281, Pages 634-708, as amended by First Amendment thereto in Book 4468, Pages 107-111, and as has been and may be further amended from time to time.
31. \$250 per lot was paid to the city for all lots in all phases of Durham Farms when the first section was recorded.
32. A \$900 per lot fee will be paid by the builder at the time of issuance of the building permit for offsite road improvements.
33. Landscaping will be installed per approved site plan.



