



*Tom Leatherwood*  
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**15088228**

09/01/2015 - 03:07 PM

3 PGS

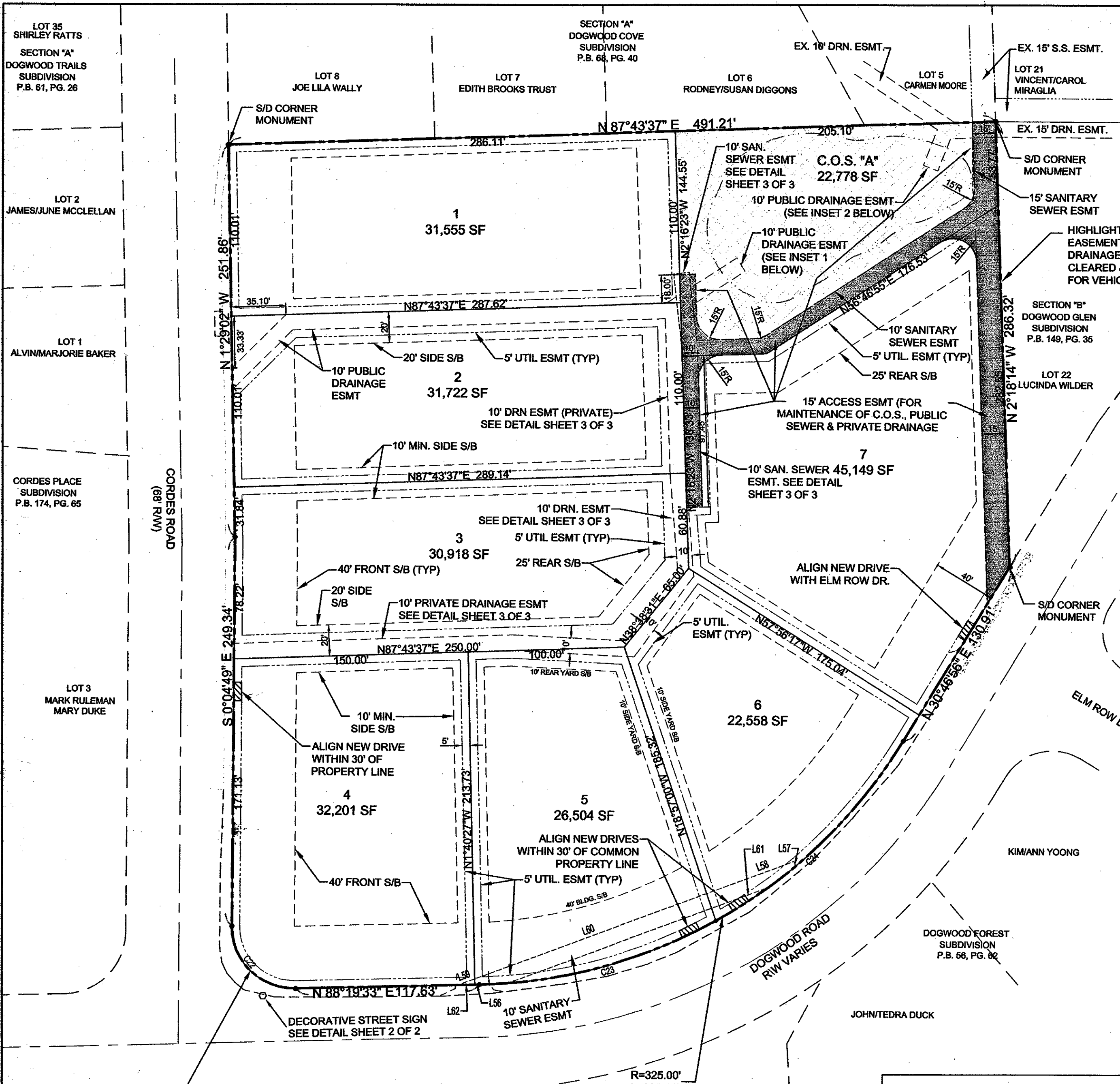
DONALD 1367841-15088228

PLAT BOOK : 265

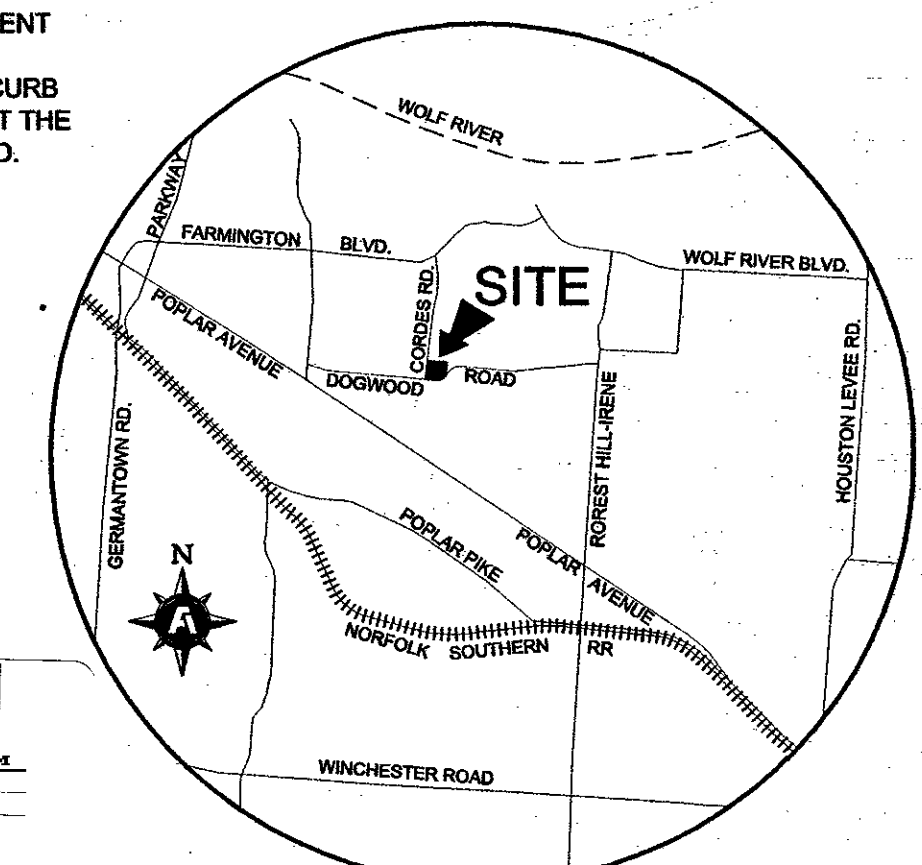
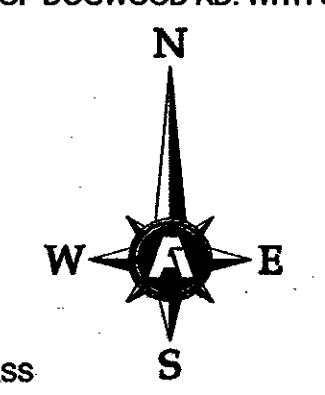
PAGE : 18

RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00

**TOM LEATHERWOOD**  
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE



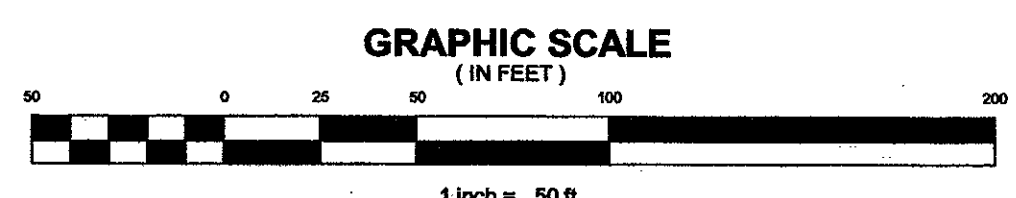
BENCHMARK: CITY OF GERMANTOWN GPS MONUMENT  
 BM 95-14-32 - ELEV. 326.96  
 ALUMINUM DISK SET IN THE TOP OF A CONCRETE CURB  
 LOCATED AT THE SOUTH SIDE OF DOGWOOD RD. AT THE  
 INTERSECTION OF DOGWOOD RD. WITH CORDES RD.



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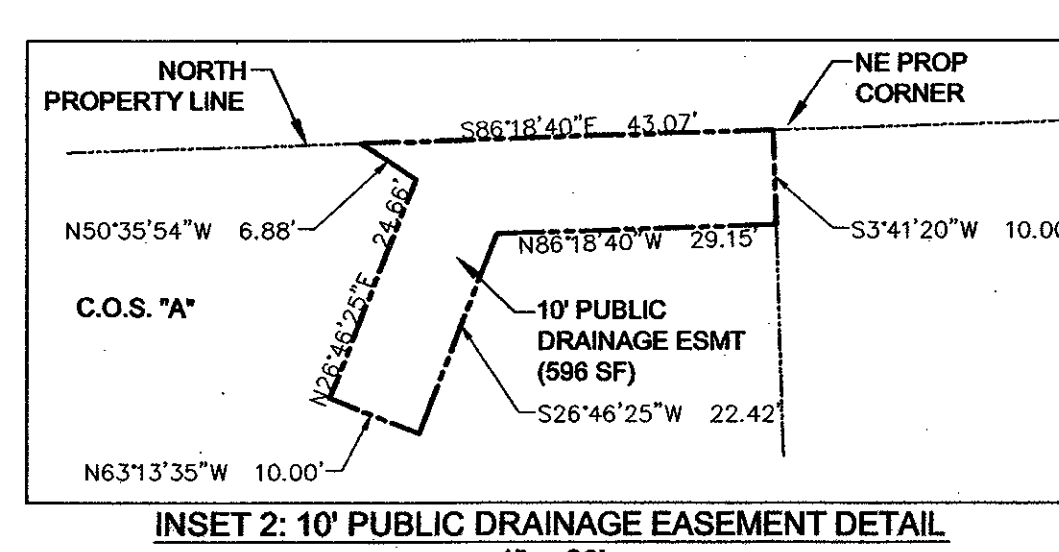
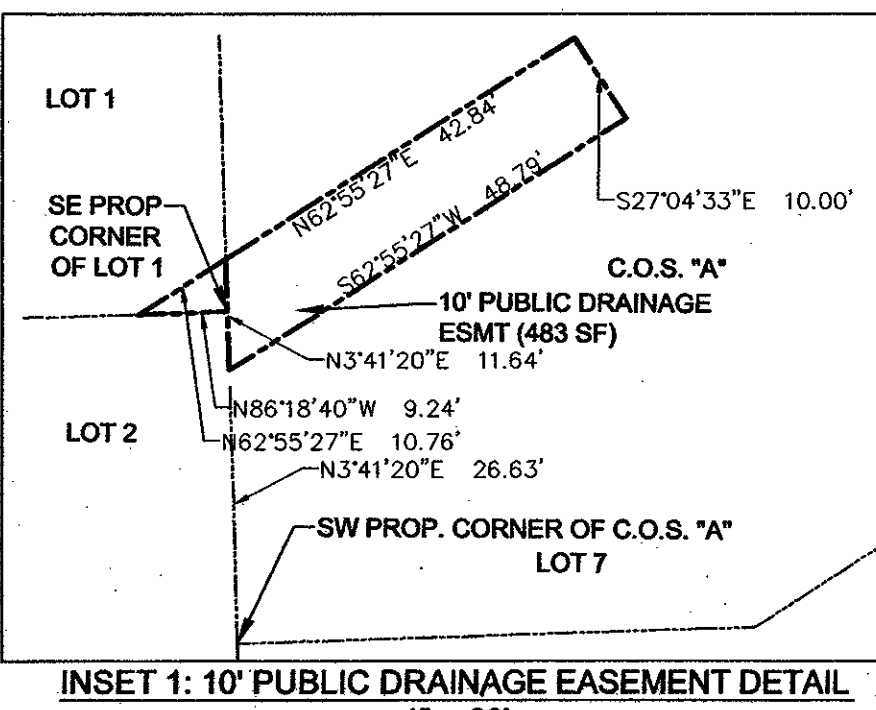
**NOTES:**  
 LOT BUILDERS SHALL BE RESPONSIBLE FOR CONSTRUCTING SIDE YARD SWALES AND OTHER SURFACE DRAINAGE AS NECESSARY TO ENSURE THE DRAINAGE PATTERNS AS SHOWN ON THE APPROVED GRADING & DRAINAGE PLAN ON FILE WITH THE CITY OF GERMANTOWN ARE ADHERED TO AND MAINTAINED. SWALES SHALL BE CONSTRUCTED SUCH THAT THE INVERT IS NOT LOCATED ALONG A PROPERTY LINE. ALL SWALES SHALL BE PRIVATE & MAINTAINED BY THE LOT OWNER.  
 FENCES WITHIN REAR YARD SWALES SHALL BE DESIGNED AND BUILT SO AS NOT TO IMPEDE THE FLOW OF STORM WATER.  
 THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FEMA / FIRM IDENTIFIED SPECIAL FLOOD HAZARD AREA AS SHOWN ON COMMUNITY PANEL 47157C 0459 G, DATED FEBRUARY 6, 2013.  
 SUBDIVISION CORNER MARKERS SHALL BE PLACED AT ALL CORNERS UPON COMPLETION OF CONSTRUCTION.  
 IF THE PROPERTY SHOWN HEREIN IS SUBJECT TO ANY RESTRICTIVE COVENANTS, OR IS LATER MADE SUBJECT TO SUCH COVENANTS, TO THE EXTENT THAT THE ORDINANCES OF THE CITY OF GERMANTOWN ARE MORE STRINGENT OR RESTRICTIVE SUCH ORDINANCES SHALL GOVERN. IF SAID RESTRICTIVE COVENANTS ARE MORE STRINGENT OR RESTRICTIVE THAN THE ORDINANCES OF THE CITY OF GERMANTOWN, THE ENFORCEMENT OF SAME SHALL BE A PRIVATE MATTER AMONG THE OWNERS OF THE PROPERTY SHOWN HEREIN, AS THE CITY OF GERMANTOWN HAS NO RIGHT TO ENFORCE RESTRICTIVE COVENANTS OF SUCH NATURE.  
 NO FENCES OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN DESIGNATED ACCESS EASEMENTS  
 COMMON ELEMENTS SUCH AS PRIVATE DRAINAGE AND COMMON OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNER ASSOCIATION RECORDED IN INST. # 15088228

THE DEVELOPER/PROPERTY OWNER IS RESPONSIBLE FOR THE PRIVATE DRAINAGE FACILITIES AND THE STORM WATER DETENTION FACILITIES.  
 FACILITIES NOTED AS STORM WATER DETENTION SHALL NOT BE ALTERED WITHOUT WRITTEN PERMISSION FROM THE CITY ENGINEER. THE STORM WATER DETENTION FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF GERMANTOWN, MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO REMOVAL OF SEDIMENTATION, DEBRIS, TRASH, LAWN CLIPPINGS AND REPAIR AND MAINTENANCE OF DRAINAGE STRUCTURE. THE OWNER SHALL PERFORM INSPECTIONS MONTHLY, SUBMITTING A WRITTEN REPORT ANNUALLY TO THE CITY OF GERMANTOWN ENGINEER NOTING THE CONDITION OF THE FACILITIES AND REMEDIAL ACTION(S) TAKEN. RECOMMENDED REPAIRS/MAINTENANCE IN THE REPORT SHALL BE PERFORMED BY A LICENSED/CERTIFIED CONTRACTOR.  
 YARD REQUIREMENTS (SITE TRIANGLE) ON A CORNER LOT NO STRUCTURE, PLANTING, SIGN OR OBJECT OF NATURAL GROWTH WHICH OBSTRUCTS VISIBILITY SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN A TRIANGLE FORMED BY CONNECTING THE THREE (3) POINTS WHICH ARE THE INTERSECTION OF THE EXTENSION OF THE ADJACENT RIGHT-OF-WAY LINE AND POINTS 50 FEET FROM THE INTERSECTION. A STRUCTURE, PLANTING, SIGN OR OBJECT OF NATURAL GROWTH, EXCLUDING TREES, BETWEEN THE HEIGHT OF THIRTY (30) INCHES TO NINETY-SIX (96) INCHES SHALL BE DEEMED AS OBSTRUCTING VISIBILITY. THIS MEASUREMENT SHALL BE MADE FROM THE TOP-OF-CURB.  
 BRICK, STONE OR MASONRY MAILBOXES, DRIVEWAY ENTRANCE STRUCTURES AND SIMILAR CONSTRUCTION ARE DISCOURAGED ALONG THE DOGWOOD ROAD FRONTAGE. THE PLACEMENT (HEIGHT, LOCATIONS, WIDTH) OF SUCH STRUCTURES ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND SHALL NOT ADVERSELY AFFECT THE VISIBILITY OF VEHICLES AND PEDESTRIANS ALONG DOGWOOD RD. OR WITHIN DRIVEWAYS.



R=40.00'  
 L=63.94'  
 Δ=91°35'38"  
 CH.=N45°52'38"W  
 CH. L=57.35'

R=325.00'  
 L=326.41'  
 Δ=57°32'37"  
 CH.=S59°33'15"W  
 CH. L=312.86'



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	22.12	326.19	3.89	S51° 25' 54"W	22.12
C5	14.32	395.17	2.08	N59° 10' 59"E	14.32
C6	18.33	325.00	3.23	S86° 42' 36"W	18.33
C13	63.94	40.00	91.59	N45° 52' 38"W	57.35
C14	158.36	325.00	27.92	S74° 22' 01"W	156.80
C15	168.05	325.00	29.63	S45° 35' 42"W	166.18

Line Table		
Line #	Length	Direction
L8	138.96	S69° 14' 17"W
L29	2.86	S88° 19' 33"W
L30	10.89	S88° 19' 33"W
L31	11.52	N69° 14' 17"E
L32	158.23	N69° 14' 17"E

Line Table		
Line #	Length	Direction
L33	59.38	N69° 14' 17"E
L34	3.24	S20° 45' 43"E
L35	38.64	S69° 14' 17"W
L36	2.75	N1° 40' 27"W
L37	10.01	N18° 57' 00"W

# FINAL PLAT PIPERS GARDEN SUBDIVISION GERMANTOWN, TENNESSEE JULY, 2015

TOTAL AREA: 5.587 ACRES (243,386 S.F.) TOTAL LOTS: 8  
 FEMA PANEL NO. - 47157C 0459 G / FEB. 6, 2013  
 ZONED R

DEVELOPER:  
**MASCOM PROPERTIES, LLC**  
 8039 STAGE HILLS BLVD.  
 BARTLETT, TN 38133

**FISHER ARNOLD**  
 ENGINEERING INTEGRATION

9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538  
 901.748.1811 | Fax: 901.748.3115 | www.fisherarnold.com

OWNERS CERTIFICATE

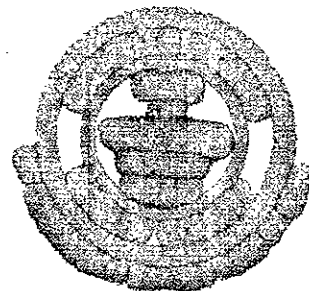
I/WE Mascom Prop THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS MY/ OUR PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO PUBLIC USE FOREVER, AND HEREBY CERTIFY THAT I/WE AM/ARE THE OWNER(S) IN FEE SIMPLE, DULY AUTHORIZED TO ACT, AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES THAT HAVE BECOME DUE AND PAYABLE.

Kenneth C. Spencer  
SIGNATURE

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 Kenneth C. Spencer WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON HIS/HER OATH, ACKNOWLEDGE HIMSELF/HERSELF TO BE THE OWNER OF THE Pipers Garden SUBDIVISION, AND HE/SHE, AND AS SUCH OWNER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS/HER NAME AS OWNER.  
IN WITNESS WHEREOF, I HERETO SET MY HAND AFFIX MY SEAL THIS 23 DAY OF April, 2014

Michelle H. Davis  
NOTARY PUBLIC  
6/21/16  
MY COMMISSION EXPIRES



MORTGAGEES CERTIFICATE

WE, THE UNDERSIGNED, Triumph Bank MORTGAGEE OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE STREETS, RIGHT-OF-WAY, UTILITIES EASEMENTS, AND RIGHTS OF ACCESS AS SHOWN TO THE CITY OF GERMANTOWN FOREVER, HEREBY CERTIFY THAT WE ARE THE MORTGAGEE DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES THAT HAVE BECOME DUE AND PAYABLE.

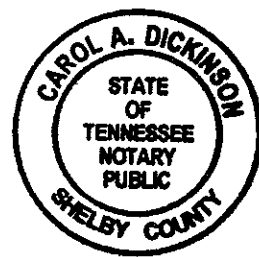
Laura Jamell  
MORTGAGEE

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 Laura Jamell WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON HIS/HER OATH, ACKNOWLEDGE HIMSELF/HERSELF TO BE THE OWNER OF THE MORTGAGEE SUBDIVISION, AND HE/SHE, AS SUCH OWNER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS/HER NAME AND AFFIX MY SEAL THIS 23 DAY OF April, 2014

Carol A. Dickinson  
NOTARY PUBLIC

MY COMMISSION EXPIRES



My Comm. Exp. 9-15-2016

PROVISION OF FIRE SPRINKLERS

SECTION 10 OF THE CODE OF ORDINANCES STATES:

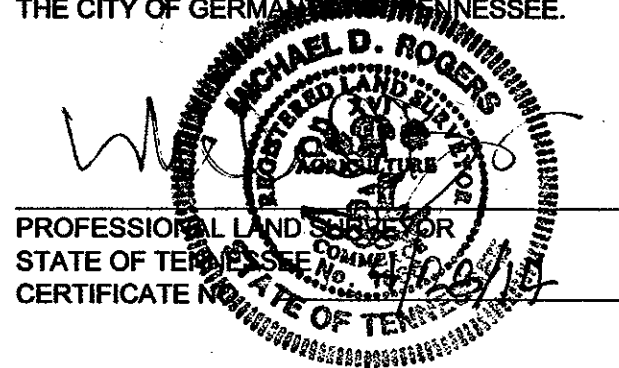
SEC. 10-12. SAME-ONE-FAMILY AND TWO-FAMILY DWELLINGS.

a. AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED FOR THE FOLLOWING NEW GROUP R3 BUILDINGS:

1. ALL BUILDINGS EXCEEDING 7,500 SQUARE FEET FINISHED FLOOR AREA, EXCLUDING GARAGES.
2. ALL BUILDINGS EXCEEDING 35 FEET IN HEIGHT, AS MEASURED BY THE BUILDING CODE.
3. ALL BUILDINGS THAT ARE FARTHER THAN 300 FEET FROM APPROVED FIRE DEPARTMENT ACCESS ROADWAY.
4. ALL BUILDINGS THAT ARE FARTHER THAN 500 FEET FROM A FIRE HYDRANT THAT IS CAPABLE OF SUPPLYING THE MINIMUM REQUIRED FIRE FLOW.
5. ALL BUILDINGS IN WHICH THE DISTANCE BETWEEN ADJACENT BUILDINGS IS LESS THAN 20 FEET; PROVIDED, HOWEVER, THAT EXCEPT WITHIN THE RETIREMENT HOUSING DISTRICT A MONITORED FIRE AND SMOKE ALARM SYSTEM MAY BE INSTALLED AS AN ALTERNATIVE TO AN AUTOMATIC SPRINKLER SYSTEM IN SINGLE-FAMILY DETACHED HOUSES WHICH ARE LESS THAN 20 FEET APART.

CERTIFICATE OF SURVEY

I, MICHAEL ROGERS  
DO HEREBY CERTIFY THAT I AM REGISTERED LAND SURVEYOR, AND THAT I HAVE SURVEYED THE LANDS EMBRACED WITHIN MAP OR PLAT DESIGNATED AS PIPERS GARDEN A SUBDIVISION ALL LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF GERMANTOWN, TENNESSEE; SAID THIS PLAT IS A TRUE AND CORRECT PLAT OF THE LANDS EMBRACED THEREIN, SHOWING THE SUBDIVISION THEREOF IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GERMANTOWN, TENNESSEE; I FURTHER CERTIFY THAT THE SURVEY OF THE LANDS EMBRACED WITHIN SAID PLAT OR MAP HAS BEEN CORRECTLY MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GERMANTOWN, TENNESSEE.



ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT, IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE ZONING ORDINANCE, THE SUBDIVISION REGULATIONS AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.



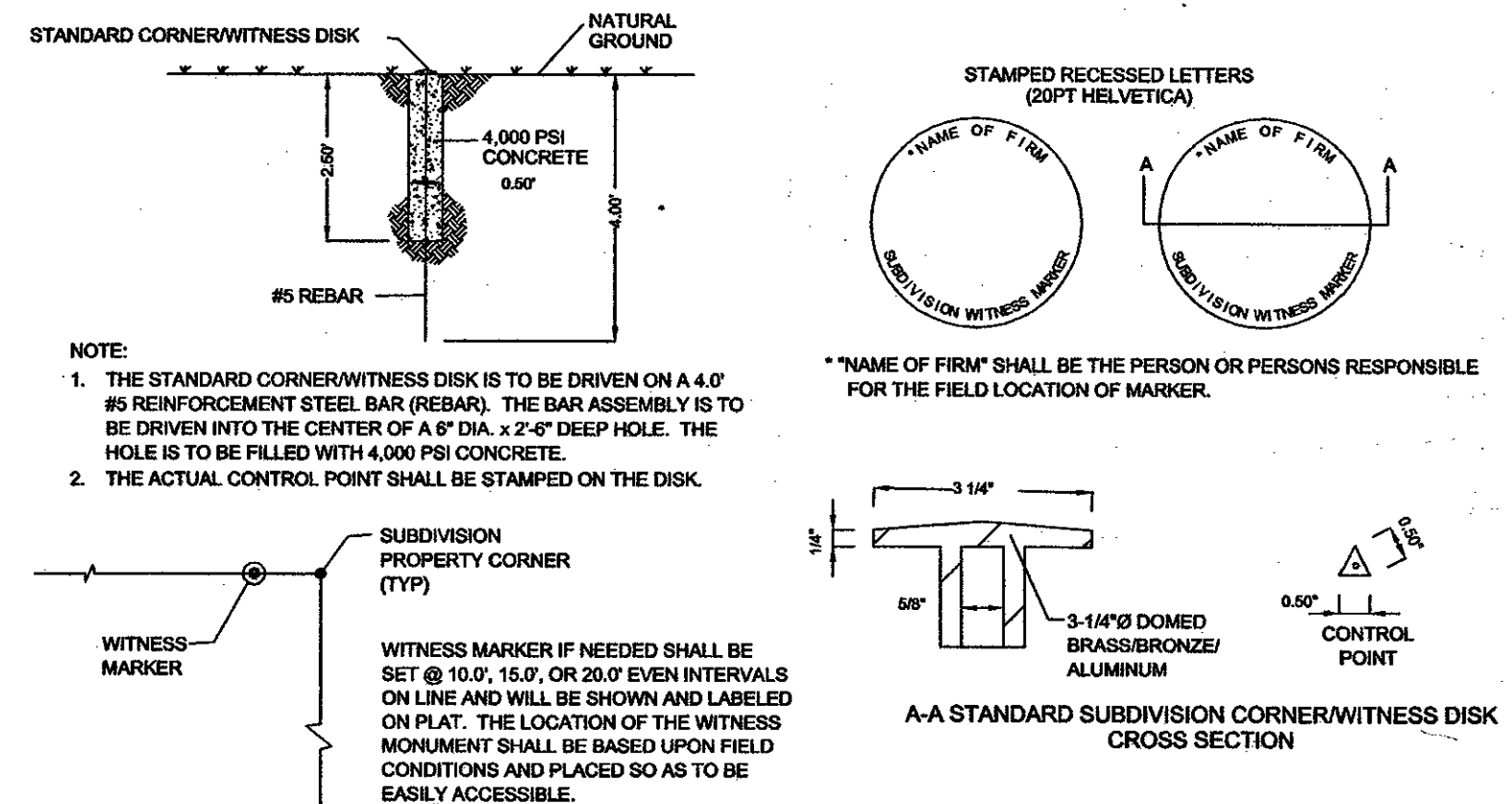
BY: Michael D. Rogers  
TENNESSEE CERTIFICATE NO. 10827

APPROVED BY THE CITY OF GERMANTOWN

Carol R. 8.31.15  
BY DATE

APPROVED BY THE GERMANTOWN PLANNING COMMISSION

Susan J. Burnett 8/31/15  
BY DATE



WITNESS/CORNER MONUMENT DETAIL  
N.T.S.

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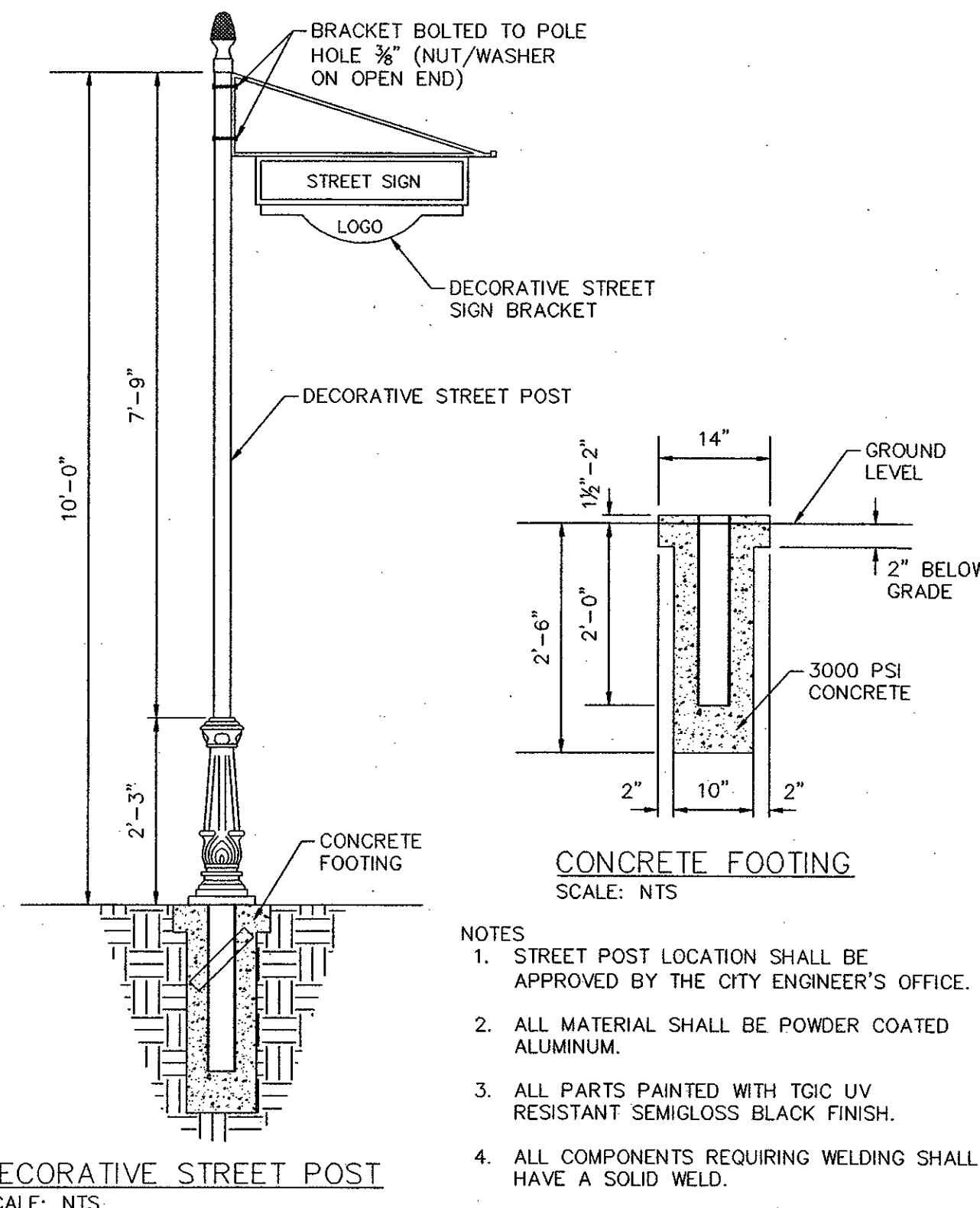
FINAL PLAT  
PIPERS GARDEN  
SUBDIVISION

GERMANTOWN, TENNESSEE  
APRIL, 2014  
TOTAL AREA: 5.587 ACRES (243,386 S.F.) TOTAL LOTS: 8  
FEMA PANEL NO. - 47157C 0459 G / FEB. 6, 2013  
ZONED R

DEVELOPER:  
MASCOM PROPERTIES, LLC  
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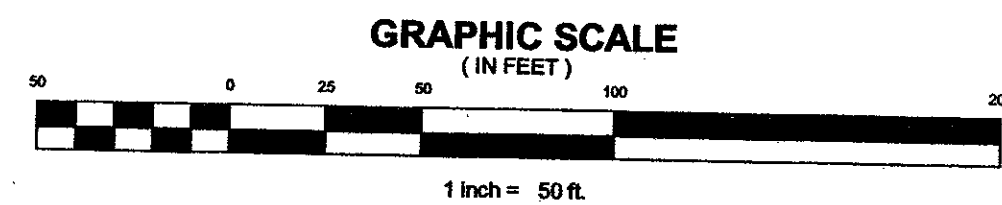
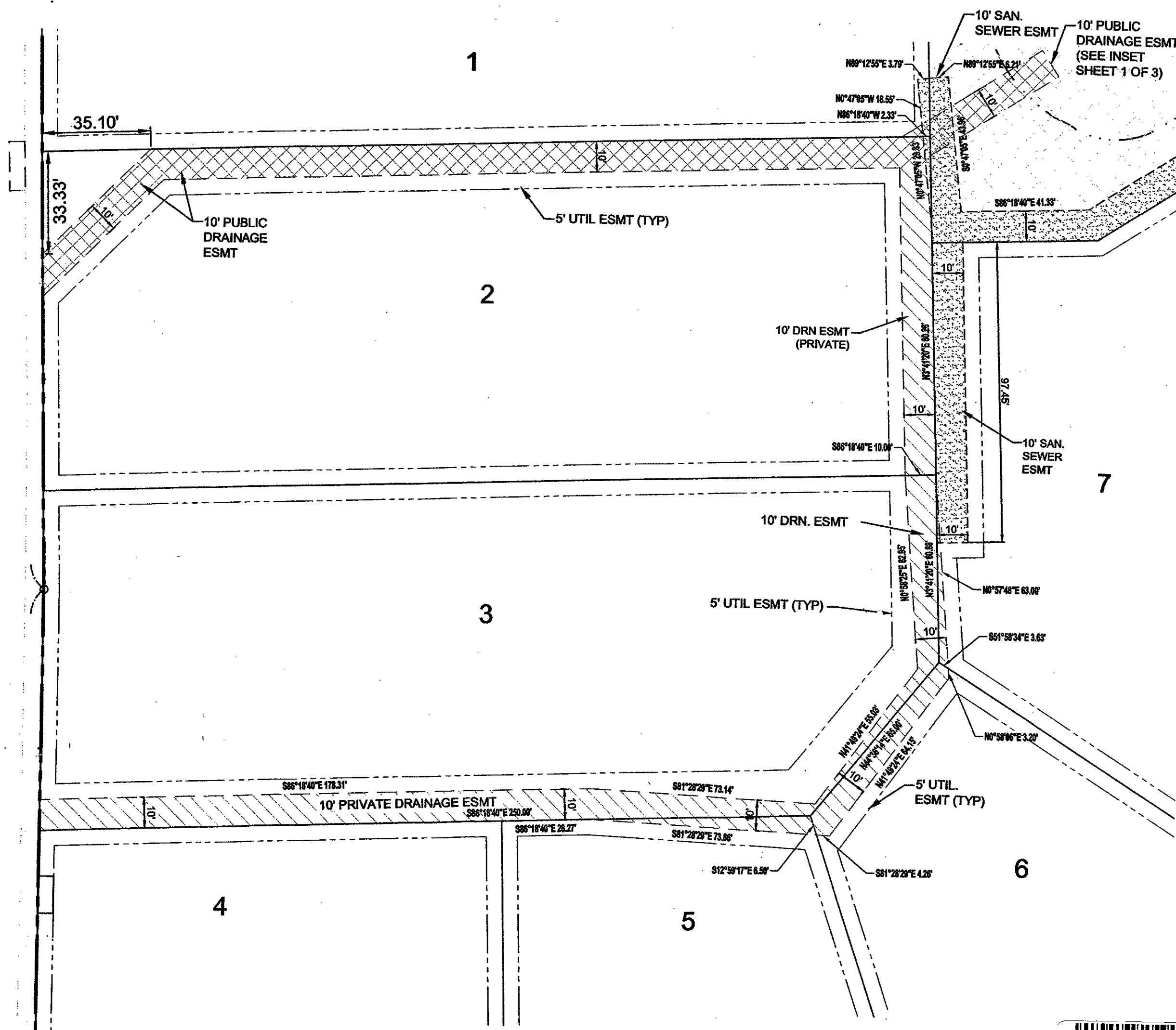


9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538  
901.748.1811 | Fax: 901.748.3115 | www.fisherarnold.com



- NOTES
1. STREET POST LOCATION SHALL BE APPROVED BY THE CITY ENGINEER'S OFFICE.
  2. ALL MATERIAL SHALL BE POWDER COATED ALUMINUM.
  3. ALL PARTS PAINTED WITH TGIC UV RESISTANT SEMIGLOSS BLACK FINISH.
  4. ALL COMPONENTS REQUIRING WELDING SHALL HAVE A SOLID WELD.

CORDES ROAD  
(68' R/W)



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TOM LEATHERWOOD  
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EASEMENT DETAILS  
FINAL PLAT  
**PIPERS GARDEN  
SUBDIVISION**  
GERMANTOWN, TENNESSEE  
JULY, 2015

TOTAL AREA: 5.587 ACRES (243,386 S.F.) TOTAL LOTS: 8  
FEMA PANEL NO. - 47157C 0459 G / FEB. 6, 2013  
ZONED R

DEVELOPER:  
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