



**Agenda**  
**Gallatin Municipal-Regional Planning Commission**  
**Special-Called Meeting**

**Monday, August 10, 2015**  
**DR. J. DEOTHA MALONE COUNCIL CHAMBERS**

**Planning Commission - 5:00 p.m.**  
**CITY HALL**

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**

**REGULAR AGENDA**

1. **GMRPC Resolution No. 2015-104** **1-887-15C**  
**CAIRO ESTATES, PH. 1 & 2; FINAL PLAT**  
**RICHARD GRAVES LAND SURVEYING**

OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL PLAT FOR CAIRO ESTATES PHASE 1 AND 2, TO CREATE 47 SINGLE FAMILY LOTS, TWO (2) NEW PUBLIC RIGHTS-OF-WAY, AND TWO (2) OPEN SPACE TRACTS ON 14.13 (+/-) ACRES, LOCATED ON CAIRO ROAD WEST OF MONTICELLO PLACE (CAIRO LANDING SUBDIVISION).

2. **MOVE TO ADJOURN**

**ITEM 1**

**GMRPC Resolution No. 2015-104**

**A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A FINAL PLAT FOR CAIRO ESTATES PHASE 1 AND 2, CONTAINING 47 SINGLE FAMILY LOTS, TWO (2) NEW PUBLIC RIGHTS-OF-WAY, AND TWO (2) OPEN SPACE TRACTS, ON 14.13 (+/-) ACRES, LOCATED ON CAIRO ROAD WEST OF MONTICELLO PLACE (CAIRO LANDING SUBDIVISION) – (1-887-15C)**

**WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION** considered the Final Plat submitted by Richard D. Graves Land Surveying at a special called meeting on August 10, 2015; and

**WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION** reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff, in the Planning Commission Staff Report, and the evidence and testimony presented during the meeting.

**NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION** as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to TCA § 13-3-403 and §13-4-303 and Gallatin Subdivision Regulations, Chapter 1, Section 1-104, items 1-11 and Chapter 2, Section 2-105:

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.
2. The proposed Final Plat is consistent with the purpose and intent of the Multiple Residential and Office (MRO) Zoning District and the Preliminary Master Development Plan, Final Master Development Plan, and Preliminary Plat for Cairo Estates.
3. The Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
4. The Final Plat is consistent with the Policy and Purpose of the Subdivision Regulations of the City of Gallatin as described in Chapter 1, Section 1-104, items 1-11.
5. The Final Plat complies with the requirements of the subdivision regulations as described in Section 2-105, Gallatin Subdivision Regulations.
6. The legal purposes for which zoning and subdivision regulations exists have not been contravened.
7. The subdivision will not create adverse effects upon adjoining property owners or any such adverse effect can be mitigated by applying design and performance standards or is justified by the public good or welfare.

8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

Section 2. Action – The Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2015-104, Final Plat for Cairo Estates, consisting of a three (3) sheet plat, prepared by Richard D. Graves Land Surveying, of Westmoreland, Tennessee, with Job No. 13031TP1, sealed dated June 27, 2015, with the following conditions:

1. Indicate the names of all subdivisions on properties surrounding this plat, including the Plat Book and Page numbers were recorded in the R.O.S.C.
2. Label Open Space Tracts as ‘A’ and ‘B’ to match the Final Master Development Plan.
3. Provide complete lines and calls for the north line of the open space tract along the east side of the plat.
4. Correct/Identify Flood Zone A as it extends through Lots 26 and 27 on Sheet 1.
5. Label P.U.D.E.s and dimensions on lots.
6. Provide Dimension for Bufferyard along northern and western property boundary.
7. Rotate north arrow on Sheet 2 and 3 to match Sheet 1.
8. Remove Note #18 as it is a copy of Note #8.
9. Indicate conceptual location of the greenway consistent with the approved FMDP. (See Note 20)
10. Make curve tables larger on Sheets 2 and 3 to be more legible.
11. Label the Phase Lines behind Lot 18 on the northerly right-of-way of Harper Dean Way.
12. Label the Pavement Width and Right-of-Way Width for Harper Dean Way on Sheets 2 and 3. (It was removed with this submittal)
13. Add a Note #25 to reference the recording of the Storm Water Maintenance Agreement.
14. Submit three (3) corrected folded copies of the Preliminary Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 8/10/15

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Dick Dempsey, Chairman

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Johnny Wilson, Secretary

APPROVED AS TO FORM:

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SUSAN HIGH-MCAULEY  
CITY ATTORNEY



## ITEM 1

**PLANNING DEPARTMENT STAFF REPORT**

Final Plat for Cairo Estates Phase 1 and 2

(PC File# 1-887-15C)

Located On Cairo Road West of Monticello Place (Cairo Landing Subdivision)

Date: July 30, 2015

**REQUEST:** OWNER AND APPLICANT REQUESTS APPROVAL OF A FINAL PLAT FOR CAIRO ESTATES PHASE 1 AND 2, TO CREATE 47 SINGLE FAMILY LOTS, TWO (2) NEW PUBLIC RIGHTS-OF-WAY, AND TWO (2) OPEN SPACE TRACTS ON 14.13 (+/-) ACRES, LOCATED ON CAIRO ROAD WEST OF MONTICELLO PLACE (CAIRO LANDING SUBDIVISION).

**OWNER:** HENRY HOLLEMAN

**APPLICANT:** RICHARD D. GRAVES LAND SURVEYING

**STAFF RECOMMENDATION:** APPROVAL OF GMRPC RESOLUTION No. 2015-104

**STAFF CONTACT:** KEVIN CHASTINE, AICP

**PLANNING COMMISSION DATE:** AUGUST 10, 2015

**PROPERTY OVERVIEW:** The owner and applicant requests approval of a Final Plat for Cairo Estates Phase 1 and 2, to create 47 single family lots, two (2) new public rights-of-way, and two (2) open space tracts on 14.13 (+/-) acres, located on Cairo Road west of Monticello Place (Cairo Landing Subdivision). The property is currently zoned Multiple Residential and Office (MRO). One-Family Detached Dwellings is a permitted uses in the MRO zone district. (Attachment 1-1)

**CASE BACKGROUND:*****Previous Approvals***

On October 26, 2006 an annexation (PC File #6-7-06) and rezoning (PC File #3-27-06) request from Residential-40 (R40) to Residential-20 Planned Residential Development (R20-PRD) with a Preliminary Master Development Plan for Cairo Landing Phase 3 was submitted for a 15.025 (+/-) acre portion of this property (Tax Map and Parcel 127//005.07) to create 27 One-Family Detached Dwelling lots. The Annexation and rezoning with Preliminary Master Development Plan request was withdrawn by the applicant on November 14, 2006. No additional action was taken on these submittals.

On March 24, 2014, the Gallatin Planning Commission recommended approval of an annexation/plan of service request (PC0259-14) rezoning (PC260-14) from Residential 40 (R40) to Multiple Residential and Office (MRO) zoning. On April 28, 2014, the Planning Commission approved a request to change the Character Area designation from Airport Road Industrial Special District to the Suburban Neighborhood Established Character Area designation (PC0262-14).

*Cairo Estates Phase 1 and 2 – Final Plat (1-887-15C)*

On May 20, 2014, the City Council approved Ordinances for both the rezoning (O1403-12) and annexation/plan of service (O1403-13).

On June 23, 2014, the Gallatin Planning Commission approved, with conditions, a Final Master Development Plan (PC0292-14) for Cairo Estates.

On August 25, 2014, the Planning Commission approved, with conditions, a Preliminary Plat for Cairo Estates Subdivision, Phases 1, 2 and 3 (PC0325-14). (Attachment 1-2)

**DISCUSSION:**

***Proposed Development***

The applicant is requesting approval of a Final Plat for Cairo Estates Phase 1 and 2 to create 47 single family lots, two (2) public rights-of-way, and two (2) open space tracts on one (1) parcel (Tax Map 127 Parcel 5.00) and portions of two (2) other parcels (Tax Map 127 Parcel 5.07 and 5.08) totaling 14.13 (+/-) acres. The property is located on Cairo Road, west of Monticello Place (Cairo Land Subdivision) and east of the Sumner County Airport. The property is currently zoned Multiple Residential and Office (MRO). (Attachment 1-3)

***Natural Features***

The natural topography for the existing vacant land slopes from the highest point of elevation (580') located along the west boundary, with a steady and even decline, towards the lowest point of elevation (560') located along the eastern and northern boundaries. The decline in elevation relates to the presence of a stream that runs along the eastern property boundary and dissects the project site between Phase 2 and Phase 3 of the project. There are existing mature trees and other vegetation located along the stream.

***Adjacent or Area Uses***

The adjacent surrounding area to the north is a vacant remainder of Tax Map 127 Parcel 5.08, which will be a future Phase 3 of the Cairo Estates subdivision. To the south is the property owned by Sumner County, to the east is Cairo Landing Subdivision, which contains 49 single family lots, and to the west is vacant property owned by the Sumner Regional Airport Authority. The project site is surrounded by Multiple Residential and Office (MRO) zoning to the north, Industrial General (IG) zoning to the south, Residential-40 (R40) zoning to the west and Residential-20 Planned Residential Development (R20-PRD) to the east.

***Lot Layout***

The MRO zoning requires a minimum lot size of 6,000 square feet. All lots meet or exceed the required minimum lot size, with the smallest lots being 6,000 square feet. There are 32 lots in Phase 1 and 15 lots in Phase 2. Of the 47 proposed lots, 44 are between 6,000 and 9,000 square feet in size. The remaining three (3) lots vary in size between 13,093 square feet and 25,023 square feet. Lot 1 is the largest lot at 25,023 square feet and contains an existing residence, which will remain.

The lots are designed to accommodate and align with the natural topography of the land to reduce impact of stormwater runoff from the subdivision and adjacent development. The layout is dictated by the presence of Albright Creek and the associated floodplain. Phases 1 and 2 are located generally south of where Albright Creek bisects the property. The

development is designed to minimize the impact of the floodplain on lots. The floodplain encroaches on just portions of nine (9) lots including portion of the building envelope. Homes can be built within the floodplain if the finish floor elevation of the home is constructed one (1) foot above the Base Flood Elevation (BFE) for floodplain areas with established BFEs or three (3) foot above the highest adjacent grade for floodplain areas without an established BFE, as required in Section 10.03.070.B. This may require some homes to be constructed on a slight fill to meet this standard. If the developer makes the decision to fill any of these lots, to elevate the buildable portion of the lots outside of the flood hazard area, the developer will be need to file a Letter of Map Change or Letter of Map Revision with FEMA.

***Floodplain and Floodway***

Based on FEMA FIRM Map 471650318G and 471650319G a large portion of the site along the eastern portion of the plat and the northern portion of the plat is located within the Floodway and Zone A and AE of Albright Creek. The applicant shall label all of the flood zone boundaries as was shown on the preliminary plat. (Attachment 1-2)

***Rights-of-Way/Streets/Roads***

Approximately 2,210 linear feet of public right-of-way will be constructed for Lindyn Lee Way and Harper Dean Way. An 80 foot temporary gravel cul-de-sac will be provided at the northern terminus of Harper Dean Way. The temporary cul-de-sac will be removed once Phase 3 of Cairo Estates is developed. The streets do not connect to adjacent properties because they are already developed or zoned for industrial uses.

The Gallatin on the Move 2020 Plan: The General Development and Transportation Plan 2008-2020 indicates a future greenway located through this project site along Albright Creek. (Attachment 1-4) The applicant has indicated, by Note 24 on the Cover Sheet of the Final Master Development Plan (FMDP), that the property owner or the homeowners association will provide a greenway easement to the City once a specific location has been determined. The Final Plat states, in Note 20, "*Greenway Reservation per Gallatin on the Move 202 Plan Is Made in Open Space Areas Shown. Provide Greenway Reservation per Gallatin on the Move 2020 Plan.*" The greenway shall be constructed per Section 4-102.904 of the Gallatin Subdivision Regulations.

Although Chapter 4, Section 4-102.5 requires lots adjacent to a collector or arterial street to acquire access from the local street this will not be required for Lot 1 since the driveway to the residence exists. The driveway could be relocated to connect with Lindyn Lee Way.

***Parking***

The parking ratio for any residential use is two (2) parking spaces per unit. The 47 lots shown on the Final Plat for the Cairo Estates Subdivision requires 94 parking spaces, by the Gallatin Zoning Ordinance.

***Open Space and Bufferyard***

The Final Plat shows two (2) open space tracts. These areas include Albright Creek and adjacent uplands. Much of this area is within the flood zone. Open Space 'B' is located west of the proposed Harper Dean Way public right-of-way and contains 1.09 (+/-) acres. Open Space 'A' is located east of Harper Dean Way behind lots 23 through 33 and

contains 4.89 (+/-) acres. The Final Plat shall be updated to label the open space tracts 'A' and 'B' as shown on the Final Master Development Plan.

A 60 foot wide stream buffer is shown along Albright Creek, which is larger than the City required 50 foot buffer.

A Type 35, 40, and 50 Bufferyard is required per Table 13-05 Bufferyard Requirements of the Gallatin Zoning Ordinance. The Planning Commission approved an alternative bufferyard plan as part of the Preliminary Master Development Plan. An Alternative Type 35 Bufferyard was approved for the lots located on the western boundary (lots 12-14) as shown on the FMDP, in the Open Space 'B' behind lots 14 through 18. An Alternative Type 40 Bufferyard was approved along the entirety of the eastern boundary. An Alternative Type 50 Bufferyard was approved along the western boundary and southern boundary along the rear of lots 1 thru 12 and along the rear of lots 19-23.

***Buildings and Architectural Elevations***

No change is requested to the architectural elevations approved as part of the Final Master Development Plan (PC0292-14).

***Site Surety***

The applicant is required to submit a site surety for site improvements per Article 15.00 Administration and Enforcement; Section 15.03.080. Surety Required of the Gallatin Zoning Ordinance, in the amount to be calculated by the applicant and reviewed and approved by the Planning Department, prior to issuance of any building permits.

***Planning Department Comments***

The Planning Department reviewed and commented on the Final Plat. The applicant satisfied all Planning Department review comments except those included as conditions of approval.

***Engineering Division Comments***

The Engineering Division reviewed and commented on the Final Plat. The applicant satisfied all Engineering Division review comments except those included as conditions of approval.

***Other Departmental Comments***

Other City Departments reviewed and commented on the Final Plat. The applicant satisfied all Other Departmental review comments except those included as conditions of approval.

**FINDINGS:**

1. The Final Plat is in agreement and consistent with the intent and recommendations of the *Gallatin on the Move 2020 General Development & Transportation Plan* for the area, and in particular, the Suburban Neighborhood Established Community Character Area.
2. The proposed Final Plat is consistent with the purpose and intent of the Multiple Residential and Office (MRO) Zoning District and the Preliminary Master Development Plan, Final Master Development Plan, and Preliminary Plat for Cairo Estates.

*Cairo Estates Phase 1 and 2 – Final Plat (1-887-15C)*

3. The Final Plat is consistent with T.C.A. Section 13-3-403 and Section 13-4-303.
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8. No one property owner or small group of property owners will benefit materially from the approval to the detriment of the general public.

**RECOMMENDATION:**

The Planning Department recommends that the Gallatin Municipal-Regional Planning Commission approve GMRPC Resolution 2015-104, Final Plat for Cairo Estates, consisting of a three (3) sheet plat, prepared by Richard D. Graves Land Surveying, of Westmoreland, Tennessee, with Job No. 13031TP1, sealed-dated June 27, 2015, with the following conditions:

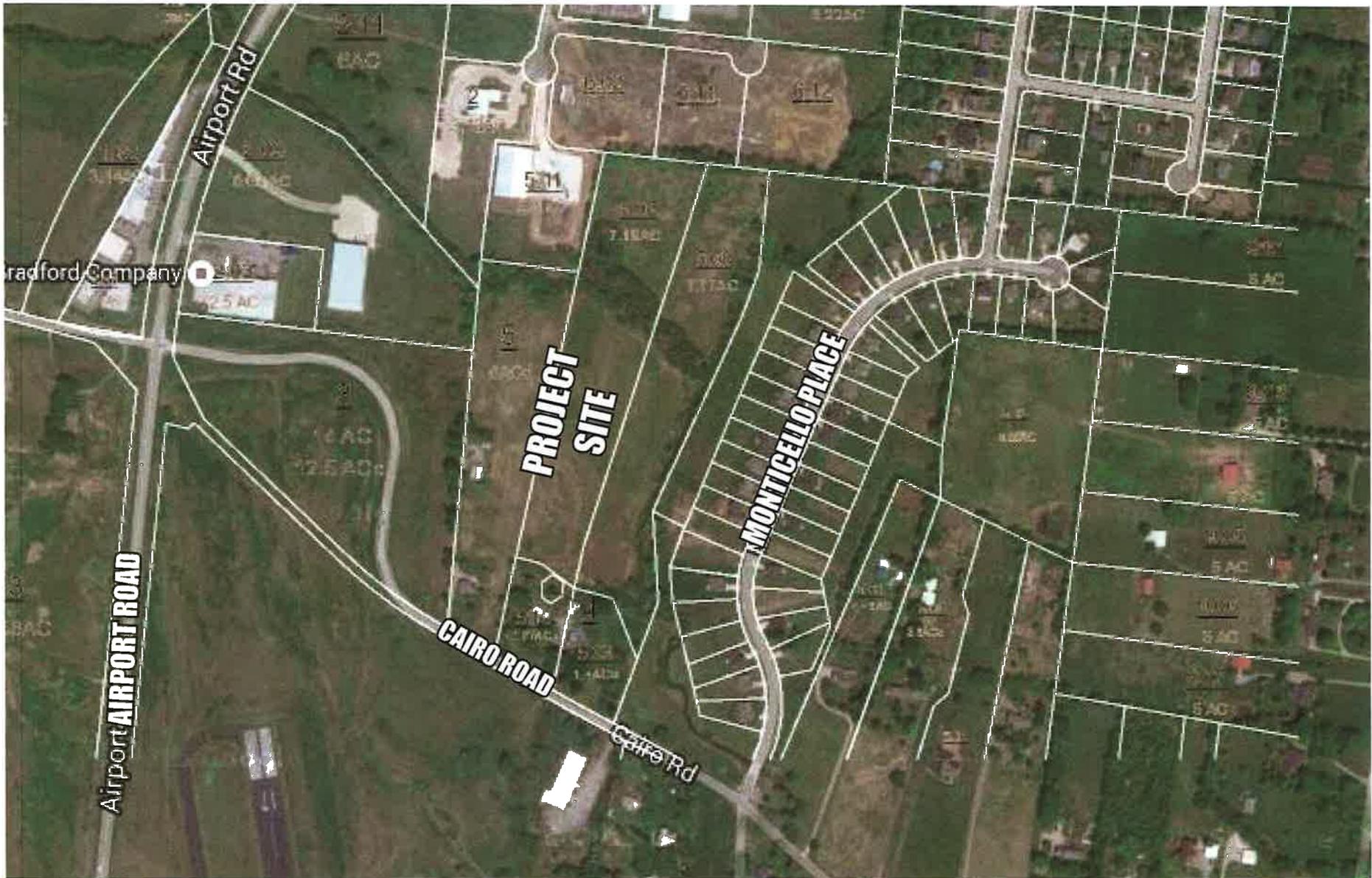
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12. Label the Pavement Width and Right-of-Way Width for Harper Dean Way on Sheets 2 and 3. (It was removed with this submittal)
13. Add a Note #25 to reference the recording of the Storm Water Maintenance Agreement.
14. Submit three (3) corrected folded copies of the Preliminary Plat, including one (1) full size and two (2) half size copies, to the Planning Department.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

**ATTACHMENTS**

- Attachment 1-1    Location Map for Cairo Estates Phases 1 and 2**
- Attachment 1-2    Preliminary Plat for Cairo Estates (PC0325-14)**
- Attachment 1-3    Final Plat for Cairo Estates Phase 1 and 2**
- Attachment 1-4    Gallatin on the Move 2020 – Exhibit 4-12**

I:\ACTIVITIES & PROJECT TYPES\MAJOR SUBDIVISIONS\Cairo Estates\Cairo Estates Final Plat - Phase 1 and 2 (1-887-15C)\Item 1  
Cairo Estates – Final Plat – Phase 1 and 2 (1-887-15C) KC

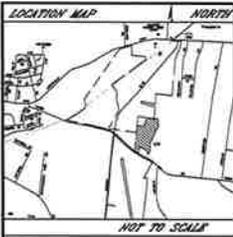


Prepared By: Kevin Chastine, AICP  
Prepared On: July 31, 2015

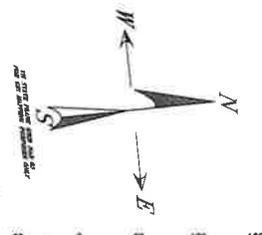
## Location Map

Cairo Estates Phase 1 and 2  
Final Plat  
PC File# 1-887-15C





# Cairo Estates Subdivision Preliminary Plat 2nd Civil District Sumner County Tennessee (Adjoins Gallatin City Limits)



TAX MAP 127  
(052.00)  
SUMNER COUNTY  
R.B. 2043, PAGE 627 R.O.S.C., TN  
1475 AIRPORT ROAD  
ZONED I-6

TAX MAP 127  
(003.00)  
SUMNER COUNTY REGIONAL AIRPORT AUTHORITY  
D.B. 502, PAGE 70 R.O.S.C., TN  
CAIRO ROAD  
ZONED R-40

TAX MAP 127  
(002.00)  
JOSEPH C. MAYRLO  
RAMSEY INDUSTRIAL CENTER,  
SECTION TWO  
R.B. 1175, PAGE 288 R.O.S.C.,  
TN  
707 AIRPORT ROAD  
ZONED I-6

TAX MAP 127  
(006.00)  
GARY H. BRANHAM, ETUX  
ODRIG GREGORY INDUSTRIAL  
PARK PHASE THREE  
R.B. 3278, PAGE 552 R.O.S.C.,  
TN  
470 HOPE COURT  
ZONED I-6

TAX MAP 127  
(005.11)  
GREGORY REAL ESTATE, LLC  
R.B. 3276, PAGE 320 R.O.S.C.,  
TN  
CAIRO ROAD  
ZONED I-6

TAX MAP 127  
(005.00)  
EDWARD T. WHITS  
R.B. 3286, PAGE 737 R.O.S.C., TN  
1587 CAIRO ROAD  
ZONED I-6

TAX MAP 127C, GROUP D  
(050.00)  
CAIRO LANDING SUBDIVISION  
PHASE TWO R.O.S.C., INC.  
R.B. 2804, PAGE 113 R.O.S.C., TN  
MONTICELLO PLACE  
ZONED R-20 (PRD)

TAX MAP 127C, GROUP D  
(001.01)  
CAIRO LANDING SUBDIVISION  
PHASE ONE R.O.S.C., INC.  
R.B. 2804, PAGE 160 R.O.S.C., TN  
MONTICELLO PLACE  
ZONED R-20 (PRD)

TAX MAP 127C, GROUP D  
(001.01)  
CAIRO LANDING SUBDIVISION  
PHASE ONE R.O.S.C., INC.  
R.B. 2804, PAGE 160 R.O.S.C., TN  
MONTICELLO PLACE  
ZONED R-20 (PRD)

1. DEED REFERENCE REMAINDER OF R.B. 2030 P. 297 & TRACT 1 OF R.B. 3286 P. 309 ALL OF R.B. 3750 P. 414, R.B. 2830 P. 283 & TRACT 2 OF R.B. 3286 P. 309  
2. TAX MAP REFERENCED: MAP 127 PARCELS 500, 507, & 508  
3. I HEREBY CERTIFY THAT THIS PROPERTY SURVEY IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR BETTER AS SHOWN HEREON. ALL BUILDINGS AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
4. BY MY REVIEW OF AVAILABLE INFORMATION, WHICH IS SUBJECT TO MAP INACCURACIES AND SCALING, A PORTION OF THIS PROPERTY IS IN ZONE S1 OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 478500030 WITH THE EFFECTIVE DATE OF APRIL 17, 2008. ONLY AN ELEVATION CERTIFICATE CAN DETERMINE THE EXACT DESIGNATION BASED ON THE INFORMATION ABOVE. A PORTION OF THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.

- LEGEND
- 1" LOT IRON REBAR SET UNLESS OTHERWISE NOTED
  - WATERLINE
  - SEWER LINE
  - PROPOSED FIRE HYDRANT
  - SEWER MANHOLE
  - 24" IN. DIAM. SEWER LINE EASEMENT

- SURVEYOR'S NOTES
10. ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RECORDED WITH ANY AUTHORITY HAVING JURISDICTION.
  11. THIS SURVEY IS SUBJECT TO ANY EASEMENTS WITH A TITLE SEARCH OR TITLE POLICY. I HEREBY ADVISE THAT SURVEYOR HAS SEARCHED THE RECORDS OF AN RECORD TITLE PLAN AND THE INSTRUMENTS NOTED HEREON WERE SURVEYED TO THIS SURVEYOR. THERE MAY BE OTHER INSTRUMENTS THAT WOULD AFFECT UTILITIES. THE SURVEYOR REPRESENTS THIS SURVEYOR HAS SEARCHED THE RECORDS OF TITLE PLANS, INSTRUMENTS NOTED HEREON FOR RECORD OR HAD FOR THE DATE OF THIS SURVEY.
  12. ONLY PAPER COPIES OF THIS SURVEY WITH THE SURVEYOR'S SIGNATURE SHOULD BE RECORDED WITH ANY AUTHORITY HAVING JURISDICTION. THIS SURVEYOR'S SIGNATURE SHALL CONSTITUTE AN ORIGINAL COPY OF THIS SURVEY.
  13. THIS SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY CROSS THE PROPERTY DUE TO NATURAL CAUSES.
  14. SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, UNDERPINNINGS, EASEMENTS, ETC., THERE MAY EXIST UNRECORDED INSTRUMENTS THAT MAY AFFECT THIS SURVEY.
  15. THE PURPOSE OF THIS PLAT IS TO CREATE A NEW, MAJOR SUBDIVISION OF 63 LOTS FOR RESIDENTIAL USE.
  16. LOTS IN THIS SUBDIVISION ARE NOT TO HAVE PRIVATE TOWNS OR CLUBS EXCEPT IN PHASES.
  17. EXISTING USE: UNPAVED, PROPOSED USE: DWELLING. SINGLE FAMILY RESIDENCES.

18. VERTICALLY CURVED HAWK ROAD  
NO OPEN SPACE IS AVAILABLE FOR THE GALLATIN ON THE ABOVE PLAN EVEN PLAN

SEWER MANHOLE  
SEWER LINE  
ALL UTILITIES ARE APPROXIMATE  
ALL UTILITIES ARE NOT SHOWN

Prepared by:  
**Richard D. Graves**  
Land Surveying  
1768 New Highway 52  
Westmoreland, TN 37186  
Phone: (615) 644-3077  
Fax: (615) 644-3200

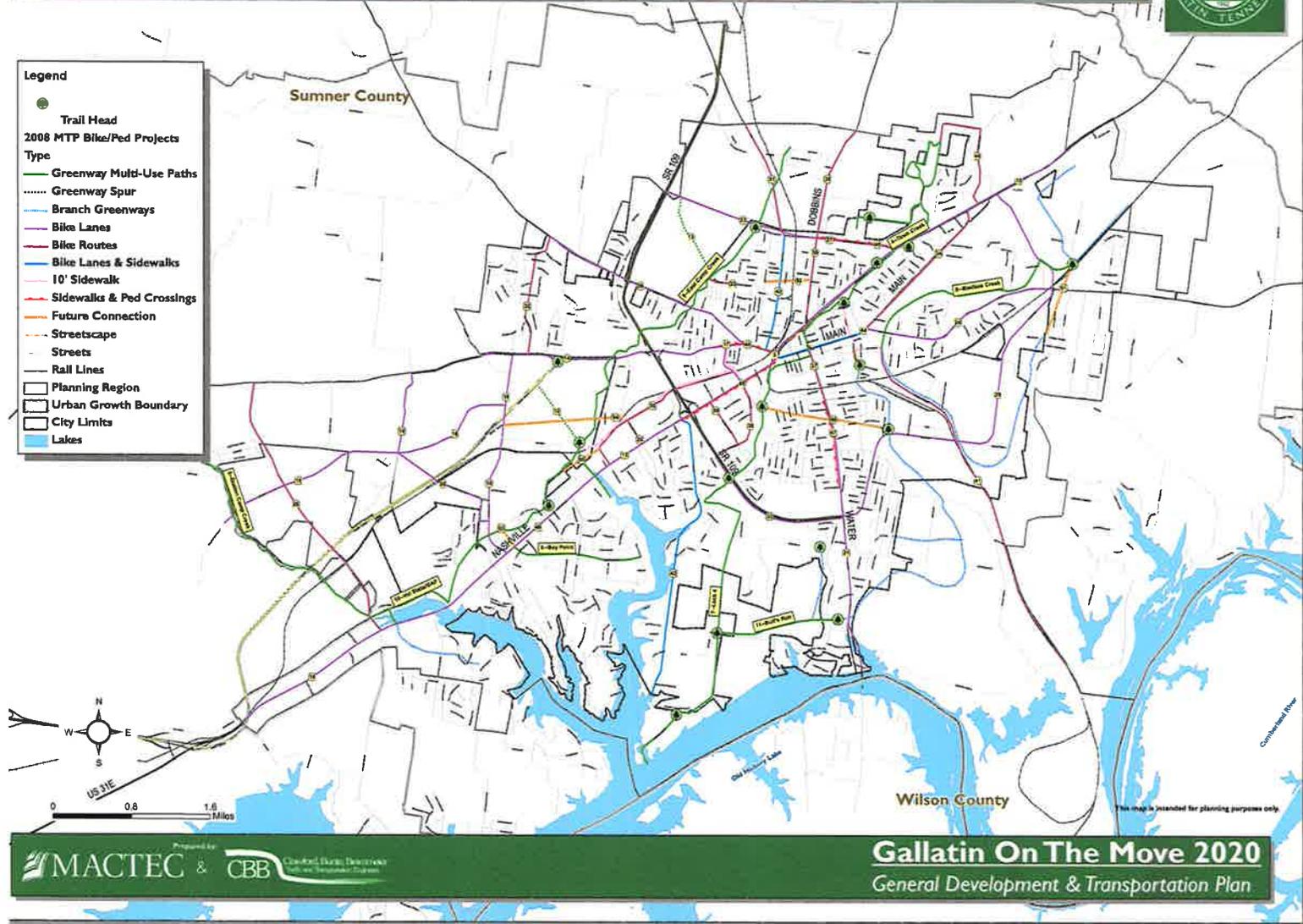
Job # 13031TM

ATTACHMENT 1-2

# Exhibit 4-12: Proposed Bike/Ped Projects



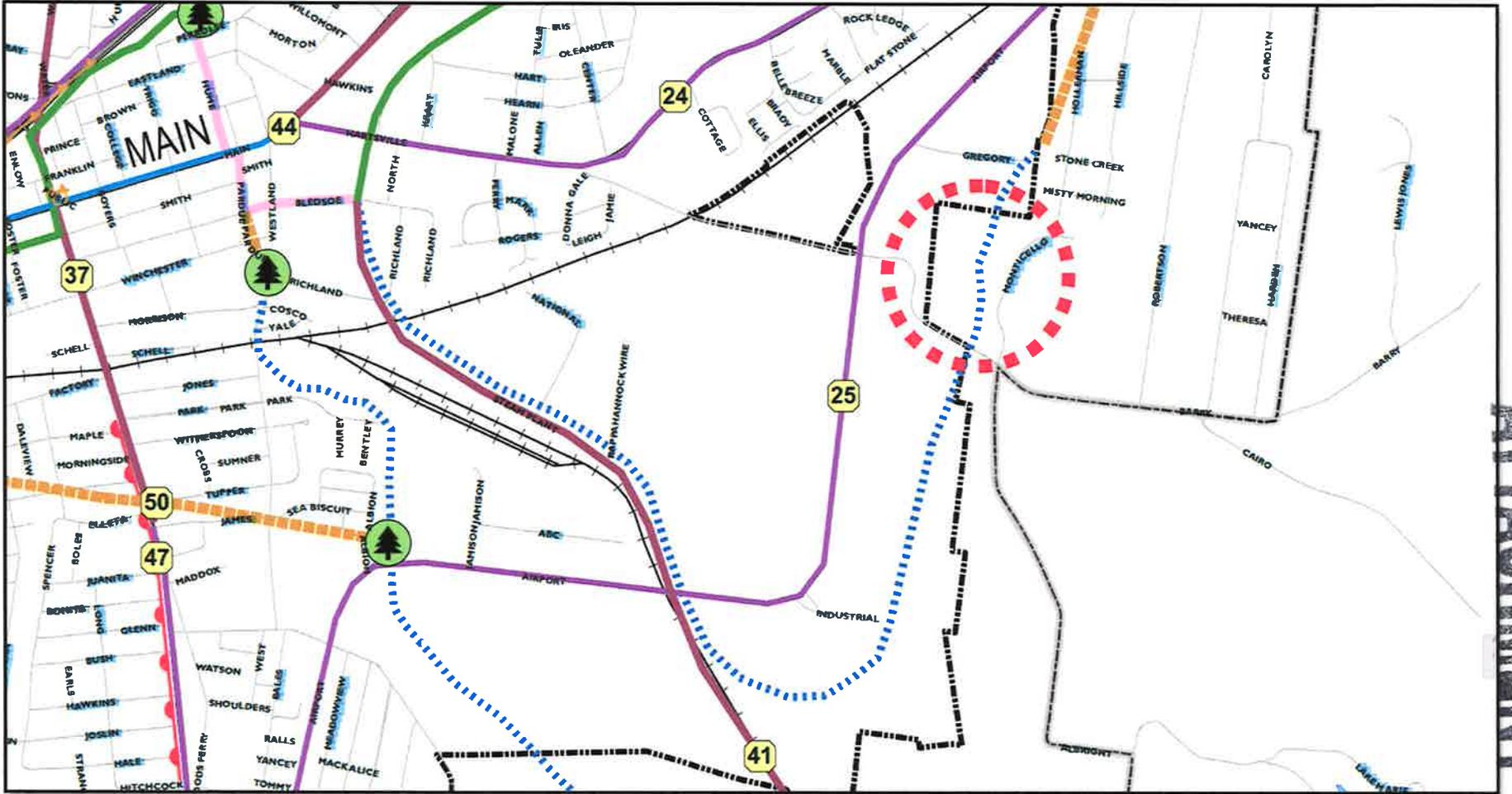
- Legend**
- Trail Head
  - 2008 MTP Bike/Ped Projects
  - Type
  - Greenway Multi-Use Paths
  - ..... Greenway Spur
  - Branch Greenways
  - Bike Lanes
  - Bike Routes
  - Bike Lanes & Sidewalks
  - 10' Sidewalk
  - Sidewalks & Ped Crossings
  - Future Connection
  - Streetscape
  - Streets
  - Rail Lines
  - Planning Region
  - Urban Growth Boundary
  - City Limits
  - Lakes



Prepared by  
**MACTEC & CBB**  
 Classified Urban Design  
 with an Transportation Program

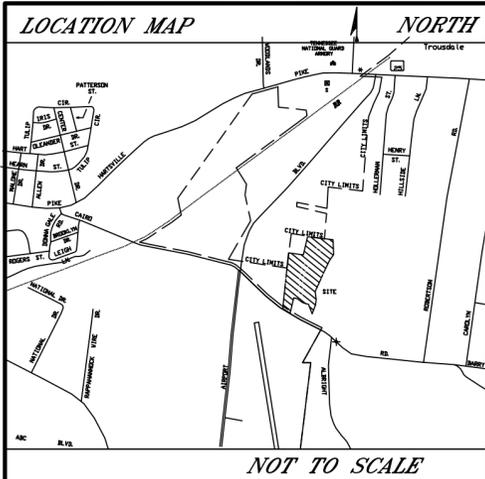
**Gallatin On The Move 2020**  
 General Development & Transportation Plan

ATTACHMENT 1-4

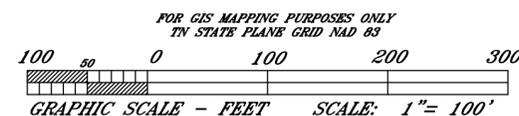
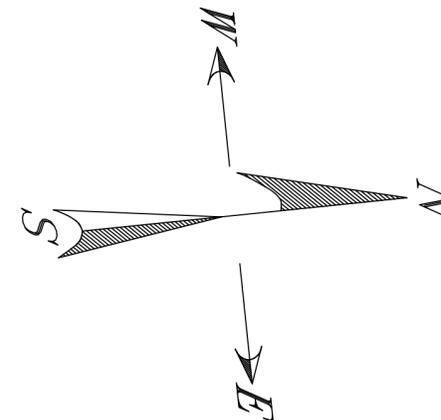


ATTACHMENT 1-4

# Cairo Estates Subdivision Phases I & II Final Plat 2nd Civil District Sumner County Tennessee



- Legend**
- 1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED.
  - CONCRETE MONUMENT SET ON RIGHT-OF-WAY CORNERS UNLESS OTHERWISE NOTED.
  - GASLINE
  - WATERLINE
  - SEWER LINE
  - ⊕ PROPOSED FIRE HYDRANT
  - ⊙ SEWER MANHOLE
  - IRON RE-BAR
  - SEWER LINE EASEMENT
  - CITY LIMIT LINE
  - 911 ADDRESS
  - CP CORNER POST



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owners of the property shown hereon as evidenced in Record Book 2030 Page 287, Record Book 3286 Page 509, Record Book 3752 Page 416, Record Book 2030 Page 283 & TRACT 2 OF R.B. 3286 Page 509 in the Registers Office, Sumner County, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Gallatin Municipal Regional Subdivision Regulations.

Date: \_\_\_\_\_ Owner: \_\_\_\_\_  
HENRY HOLLEMAN

Date: \_\_\_\_\_ Owner: \_\_\_\_\_  
MORRIS HOLLEMAN

**CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal Regional Planning Commission and that the monuments have been placed, or will be placed, as shown hereon, to the specifications of the regulations.

Date: \_\_\_\_\_ Registered Surveyor No. 1628

**CERTIFICATE OF THE APPROVAL OF WATER SYSTEM**

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Final Plat of the Cairo Estates Subdivision, Phase I & Phase 2 have been installed in accordance with current local and state government requirements or a sufficient surety or cash has been filed which will guarantee said installation.

Date: \_\_\_\_\_ Authorized Signature \_\_\_\_\_  
Title: \_\_\_\_\_

**CERTIFICATE OF THE APPROVAL OF SEWER SYSTEM**

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Final Plat of Cairo Estates Subdivision, Phase I & Phase 2 have been installed in accordance with current local and state government requirements or a sufficient surety or cash has been filed which will guarantee said installation.

Date: \_\_\_\_\_ Authorized Signature \_\_\_\_\_  
Title: \_\_\_\_\_

**CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS**

I hereby certify (1) that all designated roads on the final subdivision plat have been installed in an acceptable manner and according to the specifications of the Gallatin Municipal-Regional Subdivision Regulations, or (2) that a performance surety has been posted with the Planning Commission to assume completion of all required improvements in case of default.

Date: \_\_\_\_\_ Authorized Signature \_\_\_\_\_

**CERTIFICATION OF COMMON AREAS DEDICATION**

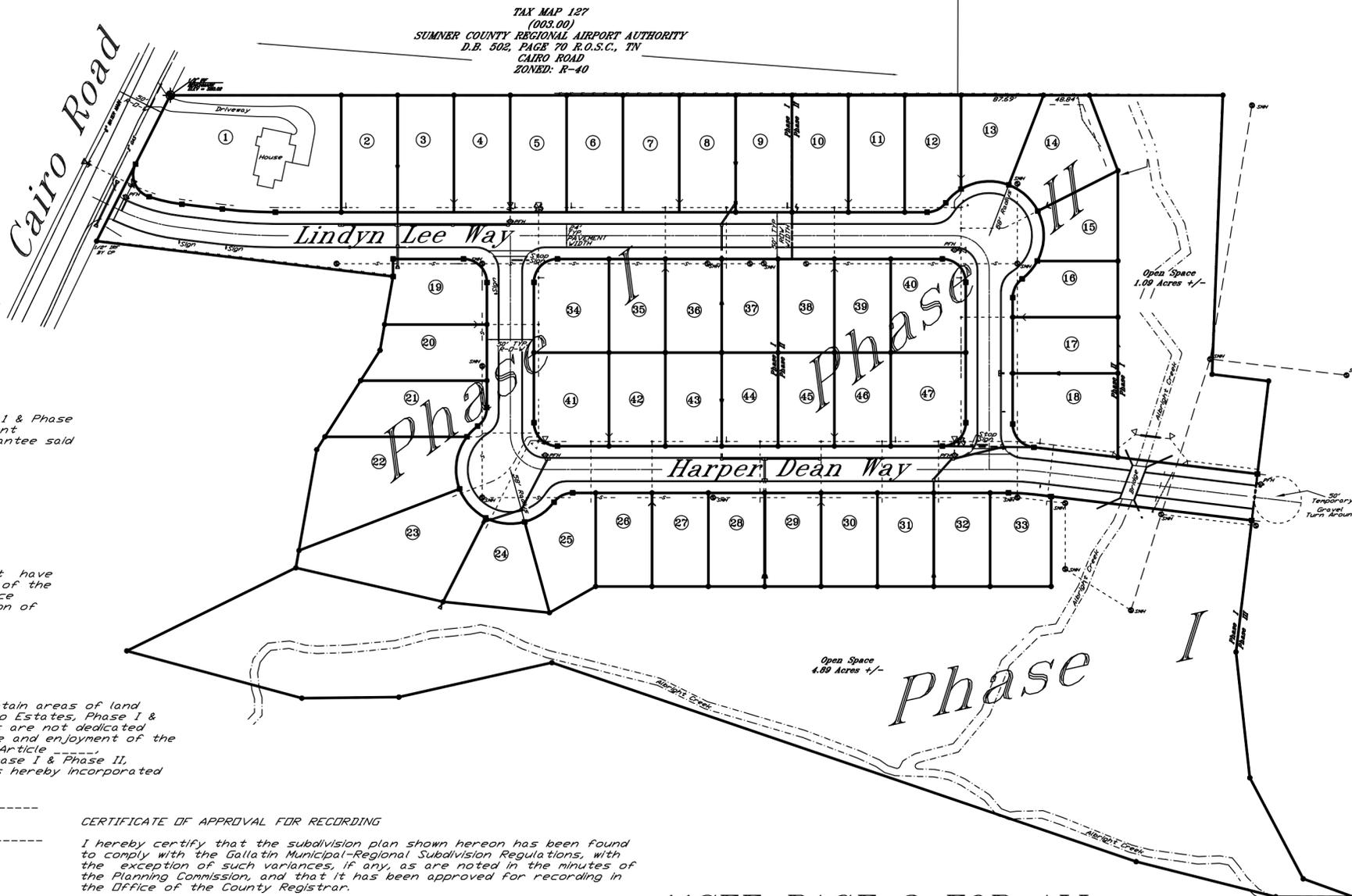
Henry Holleman & Morris Holleman, in recording this plat, has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Cairo Estates, Phase I & Phase II, for recreation and related activities. The above-described areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Cairo Estates, Phase I & Phase II as more fully provided in Article \_\_\_\_\_ Declaration of Covenants and Restrictions, applicable to Cairo Estates, Phase I & Phase II, dated \_\_\_\_\_, and recorded with this plat. Said Article \_\_\_\_\_ is hereby incorporated and made part of this plat.

Date: \_\_\_\_\_ 2015 \_\_\_\_\_ Henry Holleman

Date: \_\_\_\_\_ 2015 \_\_\_\_\_ Morris Holleman

Prepared by:

Richard D. Graves  
Land Surveying  
1768 New Highway 52  
Westmoreland, TN 37186  
Phone: (615) 644-2077  
Fax: (615) 644-3200



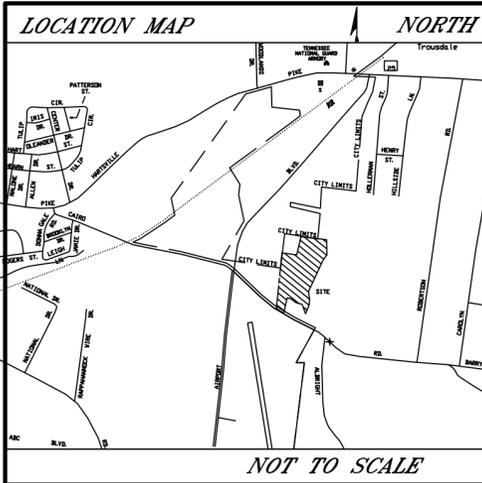
**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plan shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, 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 Registrar.

Date: \_\_\_\_\_ Secretary of the Planning Commission

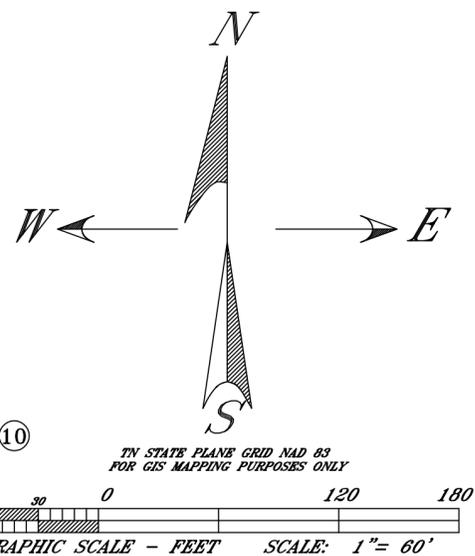
Date: \_\_\_\_\_ Chairman's Initials

**\*\*SEE PAGE 3 FOR ALL NOTES REGARDING SUBDIVISION**

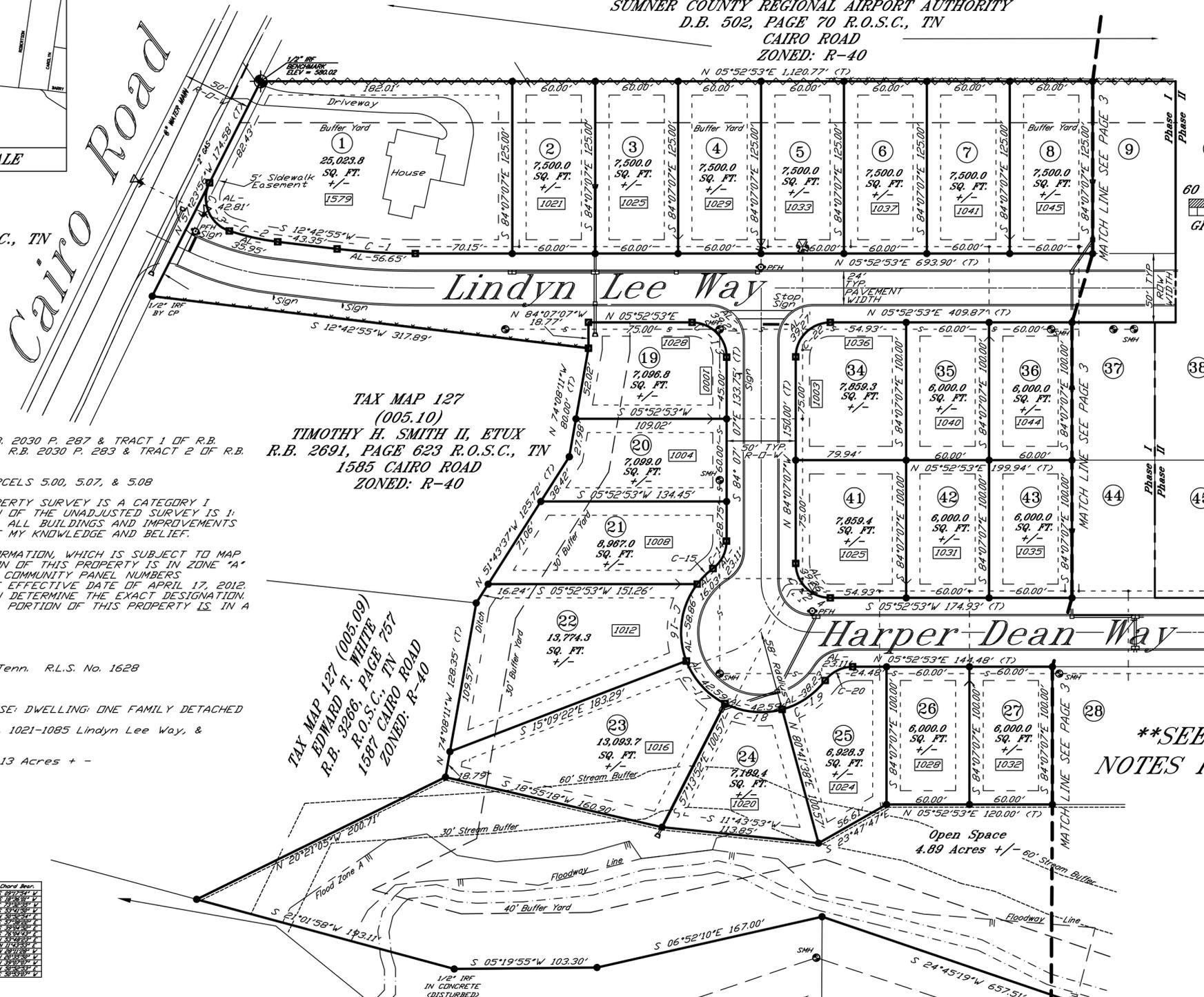


**Cairo Estates Subdivision Phases I & II  
Final Plat  
2nd Civil District  
Sumner County Tennessee**

TAX MAP 127  
(003.00)  
SUMNER COUNTY REGIONAL AIRPORT AUTHORITY  
D.B. 502, PAGE 70 R.O.S.C., TN  
CAIRO ROAD  
ZONED: R-40



TAX MAP 127  
(052.00)  
SUMNER COUNTY  
R.B. 2043, PAGE 527 R.O.S.C., TN  
1475 AIRPORT ROAD  
ZONED 1G



TAX MAP 127  
(005.10)  
TIMOTHY H. SMITH II, ETUX  
R.B. 2691, PAGE 623 R.O.S.C., TN  
1585 CAIRO ROAD  
ZONED: R-40

TAX MAP 127 (005.09)  
EDWARD T. WHITE  
R.B. 3266, PAGE 757  
1587 CAIRO ROAD  
ZONED: R-40

TAX MAP 127C, GROUP. D  
(050.00)  
CAIRO LANDING SUBDIVISION  
PHASE 2 H.O.A., INC  
R.B. 2984, PAGE 113 R.O.S.C., TN  
MONTICELLO PLACE  
ZONED: R-20 (PRD)

TAX MAP 127C, GROUP. D  
(001.01)  
CAIRO LANDING SUBDIVISION  
PHASE ONE H.O.A., INC  
R.B. 2984, PAGE 160 R.O.S.C., TN  
MONTICELLO PLACE  
ZONED: R-20 (PRD)

**\*\*SEE PAGE 3 FOR ALL  
NOTES REGARDING SUBDIVISION**

- Legend**
- 1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED.
  - CONCRETE MONUMENT SET ON RIGHT-OF-WAY CORNERS UNLESS OTHERWISE NOTED.
  - GASLINE
  - WATERLINE
  - SEWER LINE
  - ⊕ PROPOSED FIRE HYDRANT
  - ⊙ SEWER MANHOLE
  - IRF IRON RE-BAR
  - S.L.E. SEWER LINE EASEMENT
  - CITY LIMIT LINE
  - 000 911 ADDRESS
  - CP CORNER POST

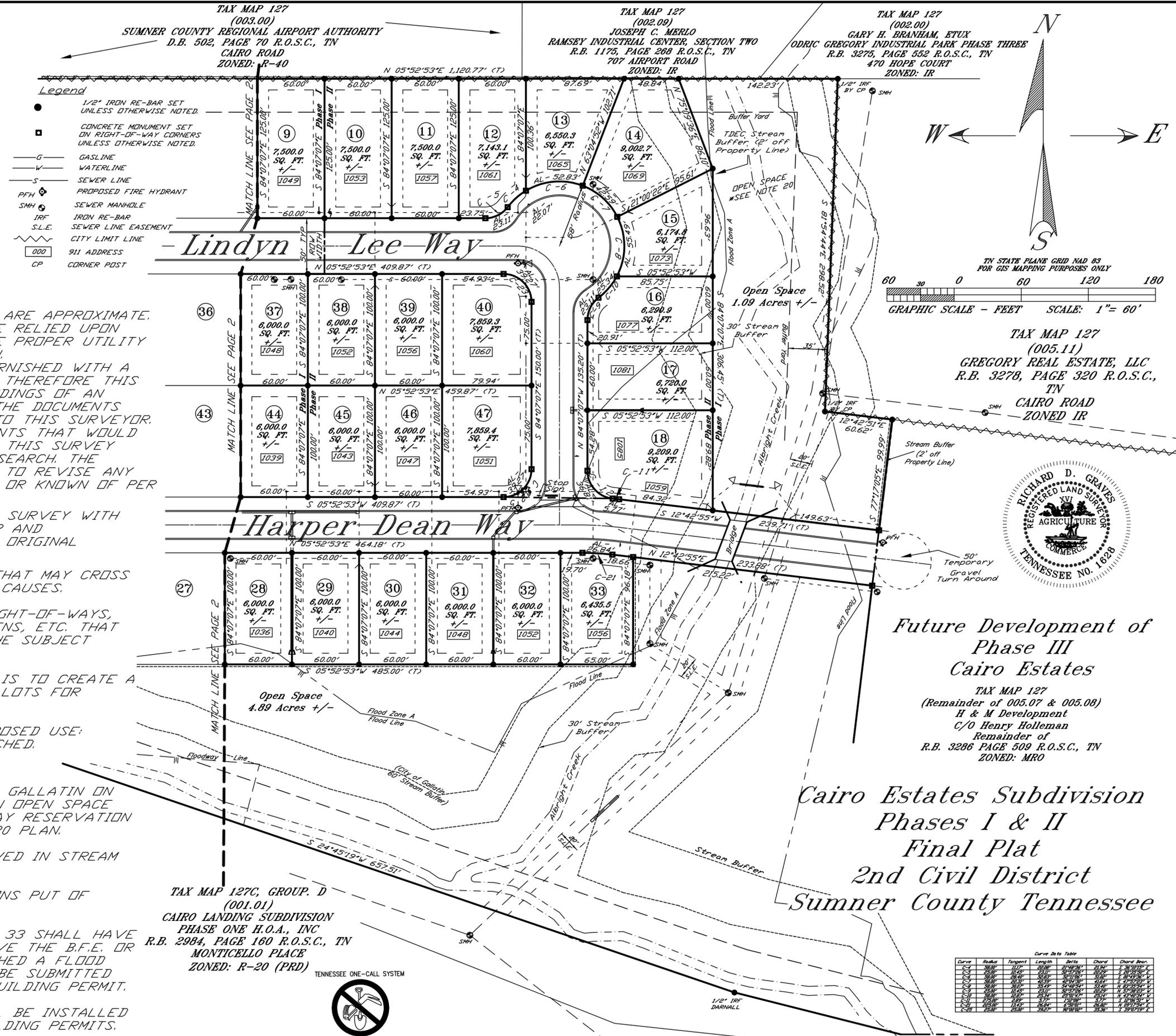
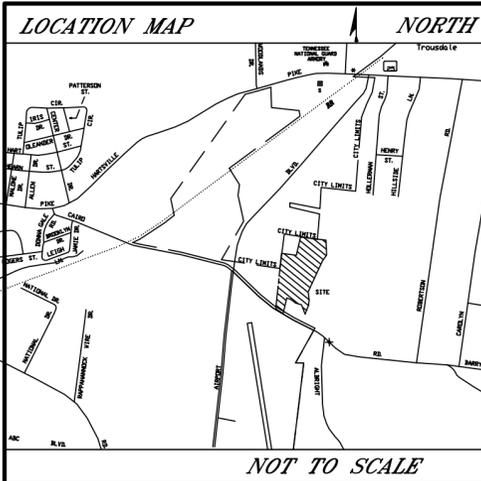
- 1: DEED REFERENCE: REMAINDER OF R.B. 2030 P. 287 & TRACT 1 OF R.B. 3286 P. 509 ALL OF R.B. 3752 P. 416, R.B. 2030 P. 283 & TRACT 2 OF R.B. 3286 P. 509
- 2: TAX MAP REFERENCE: MAP 127 PARCELS 5.00, 5.07, & 5.08
- 3: I HEREBY CERTIFY THAT THIS PROPERTY SURVEY IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR BETTER AS SHOWN HEREON. ALL BUILDINGS AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- 4: BY MY REVIEW OF AVAILABLE INFORMATION, WHICH IS SUBJECT TO MAP INACCURACIES AND SCALING, A PORTION OF THIS PROPERTY IS IN ZONE "A" OF THE FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NUMBERS 47165C0318G & 47165C0319G WITH THE EFFECTIVE DATE OF APRIL 17, 2012. ONLY AN ELEVATION CERTIFICATE CAN DETERMINE THE EXACT DESIGNATION. BASED ON THE INFORMATION ABOVE, A PORTION OF THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.
- 5: DATE: June 27, 2015
- 6: \_\_\_\_\_ RICHARD D. GRAVES \_\_\_\_\_ Tenn. R.L.S. No. 1628
- 7: CURRENT ZONING: MRD
- 8: CURRENT USE: VACANT PROPOSED USE: DWELLING: ONE FAMILY DETACHED
- 9: PROPERTY ADDRESS: 1579 CAIRO RD, 1021-1085 Lindyn Lee Way, & 1000-1056 Harper Dean Way.
- 10: TOTAL AREA BEING SURVEYED: 14.13 Acres + -
- 11: OWNERS  
H. & M Lot Development  
Henry Holleman  
P.O. Box 574  
Gallatin, TN. 37066

**Curve Data Table**

Curve	Radius	Tangent	Length	Delta	Chord	Chord B'n.
C1	100.00	100.00	100.00	90.00	141.42	141.42
C2	150.00	150.00	150.00	90.00	212.13	212.13
C3	200.00	200.00	200.00	90.00	282.84	282.84
C4	250.00	250.00	250.00	90.00	353.55	353.55
C5	300.00	300.00	300.00	90.00	424.26	424.26
C6	350.00	350.00	350.00	90.00	494.97	494.97
C7	400.00	400.00	400.00	90.00	565.68	565.68
C8	450.00	450.00	450.00	90.00	636.39	636.39
C9	500.00	500.00	500.00	90.00	707.10	707.10
C10	550.00	550.00	550.00	90.00	777.81	777.81
C11	600.00	600.00	600.00	90.00	848.52	848.52
C12	650.00	650.00	650.00	90.00	919.23	919.23
C13	700.00	700.00	700.00	90.00	989.94	989.94
C14	750.00	750.00	750.00	90.00	1060.65	1060.65
C15	800.00	800.00	800.00	90.00	1131.36	1131.36
C16	850.00	850.00	850.00	90.00	1202.07	1202.07
C17	900.00	900.00	900.00	90.00	1272.78	1272.78
C18	950.00	950.00	950.00	90.00	1343.49	1343.49
C19	1000.00	1000.00	1000.00	90.00	1414.20	1414.20
C20	1050.00	1050.00	1050.00	90.00	1484.91	1484.91
C21	1100.00	1100.00	1100.00	90.00	1555.62	1555.62
C22	1150.00	1150.00	1150.00	90.00	1626.33	1626.33
C23	1200.00	1200.00	1200.00	90.00	1697.04	1697.04
C24	1250.00	1250.00	1250.00	90.00	1767.75	1767.75
C25	1300.00	1300.00	1300.00	90.00	1838.46	1838.46
C26	1350.00	1350.00	1350.00	90.00	1909.17	1909.17
C27	1400.00	1400.00	1400.00	90.00	1979.88	1979.88
C28	1450.00	1450.00	1450.00	90.00	2050.59	2050.59
C29	1500.00	1500.00	1500.00	90.00	2121.30	2121.30
C30	1550.00	1550.00	1550.00	90.00	2192.01	2192.01
C31	1600.00	1600.00	1600.00	90.00	2262.72	2262.72
C32	1650.00	1650.00	1650.00	90.00	2333.43	2333.43
C33	1700.00	1700.00	1700.00	90.00	2404.14	2404.14
C34	1750.00	1750.00	1750.00	90.00	2474.85	2474.85
C35	1800.00	1800.00	1800.00	90.00	2545.56	2545.56
C36	1850.00	1850.00	1850.00	90.00	2616.27	2616.27
C37	1900.00	1900.00	1900.00	90.00	2686.98	2686.98
C38	1950.00	1950.00	1950.00	90.00	2757.69	2757.69
C39	2000.00	2000.00	2000.00	90.00	2828.40	2828.40
C40	2050.00	2050.00	2050.00	90.00	2899.11	2899.11
C41	2100.00	2100.00	2100.00	90.00	2969.82	2969.82
C42	2150.00	2150.00	2150.00	90.00	3040.53	3040.53
C43	2200.00	2200.00	2200.00	90.00	3111.24	3111.24
C44	2250.00	2250.00	2250.00	90.00	3181.95	3181.95
C45	2300.00	2300.00	2300.00	90.00	3252.66	3252.66
C46	2350.00	2350.00	2350.00	90.00	3323.37	3323.37
C47	2400.00	2400.00	2400.00	90.00	3394.08	3394.08
C48	2450.00	2450.00	2450.00	90.00	3464.79	3464.79
C49	2500.00	2500.00	2500.00	90.00	3535.50	3535.50
C50	2550.00	2550.00	2550.00	90.00	3606.21	3606.21
C51	2600.00	2600.00	2600.00	90.00	3676.92	3676.92
C52	2650.00	2650.00	2650.00	90.00	3747.63	3747.63
C53	2700.00	2700.00	2700.00	90.00	3818.34	3818.34
C54	2750.00	2750.00	2750.00	90.00	3889.05	3889.05
C55	2800.00	2800.00	2800.00	90.00	3959.76	3959.76
C56	2850.00	2850.00	2850.00	90.00	4030.47	4030.47
C57	2900.00	2900.00	2900.00	90.00	4101.18	4101.18
C58	2950.00	2950.00	2950.00	90.00	4171.89	4171.89
C59	3000.00	3000.00	3000.00	90.00	4242.60	4242.60
C60	3050.00	3050.00	3050.00	90.00	4313.31	4313.31
C61	3100.00	3100.00	3100.00	90.00	4384.02	4384.02
C62	3150.00	3150.00	3150.00	90.00	4454.73	4454.73
C63	3200.00	3200.00	3200.00	90.00	4525.44	4525.44
C64	3250.00	3250.00	3250.00	90.00	4596.15	4596.15
C65	3300.00	3300.00	3300.00	90.00	4666.86	4666.86
C66	3350.00	3350.00	3350.00	90.00	4737.57	4737.57
C67	3400.00	3400.00	3400.00	90.00	4808.28	4808.28
C68	3450.00	3450.00	3450.00	90.00	4878.99	4878.99
C69	3500.00	3500.00	3500.00	90.00	4949.70	4949.70
C70	3550.00	3550.00	3550.00	90.00	5020.41	5020.41
C71	3600.00	3600.00	3600.00	90.00	5091.12	5091.12
C72	3650.00	3650.00	3650.00	90.00	5161.83	5161.83
C73	3700.00	3700.00	3700.00	90.00	5232.54	5232.54
C74	3750.00	3750.00	3750.00	90.00	5303.25	5303.25
C75	3800.00	3800.00	3800.00	90.00	5373.96	5373.96
C76	3850.00	3850.00	3850.00	90.00	5444.67	5444.67
C77	3900.00	3900.00	3900.00	90.00	5515.38	5515.38
C78	3950.00	3950.00	3950.00	90.00	5586.09	5586.09
C79	4000.00	4000.00	4000.00	90.00	5656.80	5656.80
C80	4050.00	4050.00	4050.00	90.00	5727.51	5727.51
C81	4100.00	4100.00	4100.00	90.00	5798.22	5798.22
C82	4150.00	4150.00	4150.00	90.00	5868.93	5868.93
C83	4200.00	4200.00	4200.00	90.00	5939.64	5939.64
C84	4250.00	4250.00	4250.00	90.00	6010.35	6010.35
C85	4300.00	4300.00	4300.00	90.00	6081.06	6081.06
C86	4350.00	4350.00	4350.00	90.00	6151.77	6151.77
C87	4400.00	4400.00	4400.00	90.00	6222.48	6222.48
C88	4450.00	4450.00	4450.00	90.00	6293.19	6293.19
C89	4500.00	4500.00	4500.00	90.00	6363.90	6363.90
C90	4550.00	4550.00	4550.00	90.00	6434.61	6434.61
C91	4600.00	4600.00	4600.00	90.00	6505.32	6505.32
C92	4650.00	4650.00	4650.00	90.00	6576.03	6576.03
C93	4700.00	4700.00	4700.00	90.00	6646.74	6646.74
C94	4750.00	4750.00	4750.00	90.00	6717.45	6717.45
C95	4800.00	4800.00	4800.00	90.00	6788.16	6788.16
C96	4850.00	4850.00	4850.00	90.00	6858.87	6858.87
C97	4900.00	4900.00	4900.00	90.00	6929.58	6929.58
C98	4950.00	4950.00	4950.00	90.00	7000.29	7000.29
C99	5000.00	5000.00	5000.00	90.00	7071.00	7071.00

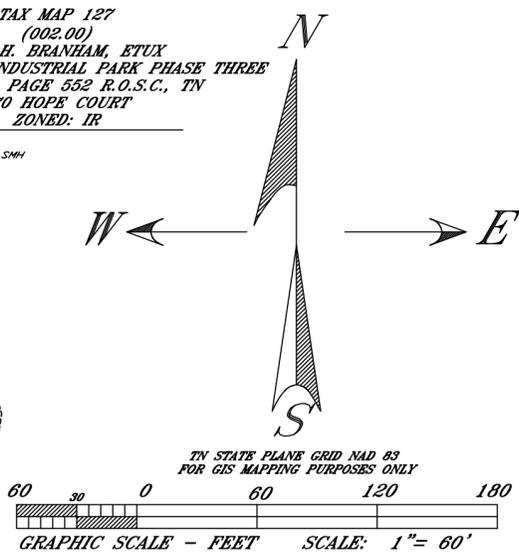
Prepared by:  
**Richard D. Graves**  
Land Surveying  
1768 New Highway 52  
Westmoreland, Tn. 37186  
Phone: (615) 644-2077  
Fax: (615) 644-3200





- Legend**
- 1/2" IRON RE-BAR SET UNLESS OTHERWISE NOTED.
  - CONCRETE MONUMENT SET ON RIGHT-OF-WAY CORNERS UNLESS OTHERWISE NOTED.
  - G GASLINE
  - W WATERLINE
  - S SEWER LINE
  - PFH PROPOSED FIRE HYDRANT
  - SMH SEWER MANHOLE
  - IRF IRON RE-BAR SEWER LINE EASEMENT
  - S.L.E. CITY LIMIT LINE
  - 911 ADDRESS
  - CP CORNER POST

- SURVEYORS NOTES:**
- 12: ALL UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION.
  - 13: THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. THE SURVEYOR RESERVES THE RIGHT TO REVISE ANY EASEMENT(S) NOT PROVIDED FOR OR KNOWN OF PER THE DATE OF THIS SURVEY.
  - 14: ONLY PAPER COPIES OF THIS SURVEY WITH THE SURVEYOR'S ORIGINAL STAMP AND SIGNATURE WILL CONSTITUTE AN ORIGINAL COPY OF THIS SURVEY.
  - 15: SUBJECT TO ANY DRAINAGE THAT MAY CROSS THE PROPERTY DUE TO NATURAL CAUSES.
  - 16: SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, ENCROACHMENTS, EASEMENTS, LIENS, ETC. THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.
  - 17: THE PURPOSE OF THIS PLAT IS TO CREATE A NEW MAJOR SUBDIVISION OF 47 LOTS FOR RESIDENTIAL USE.
  - 18: EXISTING USE: VACANT, PROPOSED USE: DWELLING; SINGLE FAMILY DETACHED.
  - 19: VERTICLE DATUM: NAVD 1988.
  - 20: GREENWAY RESERVATION PER GALLATIN ON THE MOVE 2020 PLAN IS MADE IN OPEN SPACE AREAS SHOWN. PROVIDE GREENWAY RESERVATION PER GALLATIN ON THE MOVE 2020 PLAN.
  - 21: NO GRADING SHALL BE ALLOWED IN STREAM BUFFER WITHOUT VARIANCE.
  - 22: SUBJECT TO THE RESTRICTIONS PUT OF RECORD WITH THIS PLAT.
  - 23: LOTS 14-18; 24-28 AND LOT 33 SHALL HAVE A MINIMUM F.F.E. OF 1 FOOT ABOVE THE B.F.E. OR WHERE A B.F.E. IS NOT ESTABLISHED A FLOOD ELEVATION CERTIFICATE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - 24: REFORESTATION TREES SHALL BE INSTALLED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.



*Future Development of  
Phase III  
Cairo Estates*

TAX MAP 127  
(Remainder of 005.07 & 005.08)  
H & M Development  
C/O Henry Holleman  
Remainder of  
R.B. 3286 PAGE 509 R.O.S.C., TN  
ZONED: MRO

*Cairo Estates Subdivision  
Phases I & II  
Final Plat  
2nd Civil District  
Sumner County Tennessee*

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear
C-1	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-2	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-3	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-4	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-5	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-6	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-7	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-8	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-9	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-10	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-11	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-12	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-13	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-14	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-15	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-16	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-17	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-18	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-19	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-20	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-21	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-22	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-23	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-24	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-25	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-26	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-27	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-28	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-29	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-30	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-31	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-32	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-33	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-34	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-35	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-36	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-37	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-38	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-39	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-40	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-41	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-42	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-43	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-44	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-45	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-46	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°
C-47	100.00'	100.00'	100.00'	90.00°	141.42'	135.00°

TAX MAP 127C, GROUP. D  
(001.01)  
CAIRO LANDING SUBDIVISION  
PHASE ONE H.O.A., INC  
R.B. 2984, PAGE 160 R.O.S.C., TN  
MONTICELLO PLACE  
ZONED: R-20 (PRD)

