




Shelby County Tennessee  
*Shelandra Y. Ford*  
Shelby County Register

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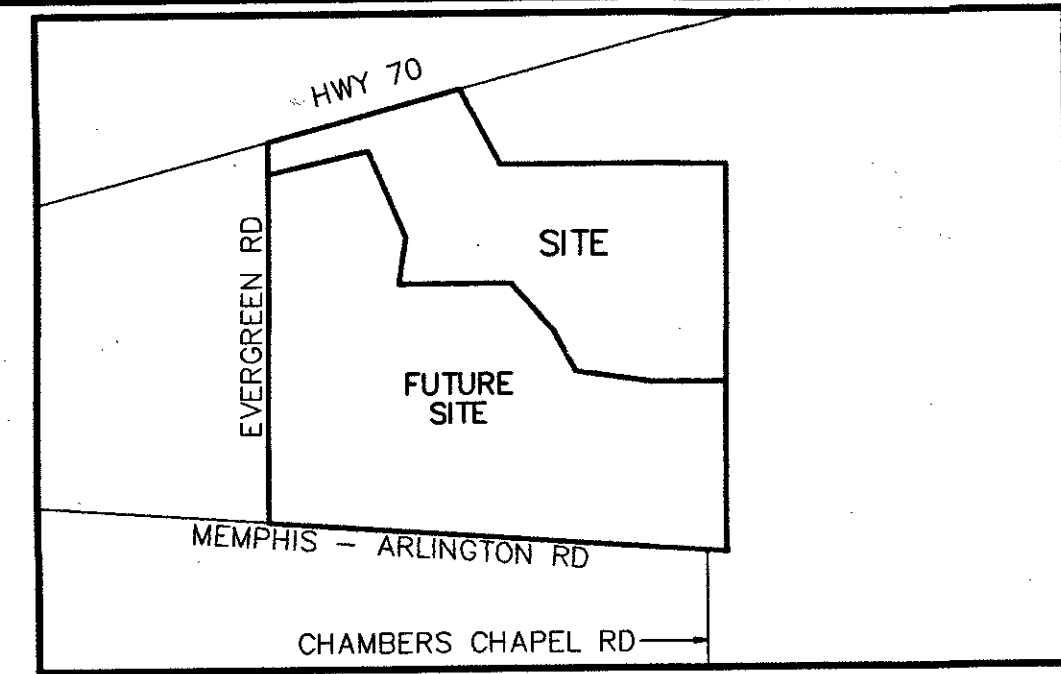
	
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04/09/2019 - 02:34 PM	
2 PGS	
BILL 1855902-19034458	
PLAT BOOK : 281	
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RECORDING FEE	15.00
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Shelandra Y Ford  
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

**REQUIRED SIDEWALKS**

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM BACK OF CURB
SAFFRON SPRINGS RD	5 FT.	BOTH	9.0'
LAWRENCEBURG LANE NORTH	5 FT.	BOTH	9.0'
LAWRENCEBURG LANE EAST	5 FT.	BOTH	9.0'
BRANDONS BLUFF LANE	5 FT.	SOUTH / WEST	9.0'

THE REQUIRED SIDEWALKS SHALL BE INSTALLED ACROSS THE FRONTAGES OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AND OCCUPANCY OF THE HOUSE. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO OCCUPANCY OF THE HOUSE.



**VICINITY MAP**  
NOT TO SCALE

**LOT DATA**

LOT	SF	ACRES	FFE
1	12871	0.30	300
2	13097	0.30	301
3	10887	0.25	302
4	10954	0.25	303
5	11502	0.26	304
6	16907	0.39	303
7	16936	0.39	306
8	12629	0.29	308
9	12629	0.29	309
10	12629	0.29	310
11	14195	0.33	309
12	17533	0.40	306
13	25628	0.59	304
14	36597	0.84	302
15	18766	0.43	308
16	17878	0.41	310
17	12946	0.30	312
18	12283	0.28	312
19	12460	0.29	306
20	12873	0.30	303
21	13494	0.31	308
22	10800	0.25	309
23	10800	0.25	304
24	11332	0.26	300

**C.O.S. DATA**

LOT	SQ.FT.	ACRES
C.O.S. 1	5527	0.13
C.O.S. 2	29709	0.68
C.O.S. 3 *	63638	1.46
C.O.S. 4A	5527	0.127
DET. AREA 2	26215	0.60
CE 1	68043	1.56

\* DET. AREA 1-0.78 (AC.)-33929 (S.F.), INCLUDED IN AREA CALCS

DELTA= 90°00'00"  
R=25.00'  
39.27'  
T=25.00'  
N41°50'11"W  
LC=35.36'

**NOTES:**

THERE IS A 5' UTILITY EASEMENT ALONG THE REAR AND SIDE LOT LINES OF ALL LOTS, EXCEPT WHERE THERE IS A DRAINAGE OR SANITARY SEWER EASEMENT.

ALL DRAINAGE EASEMENTS ARE PUBLIC, EXCEPT WHERE NOTED AS PRIVATE.

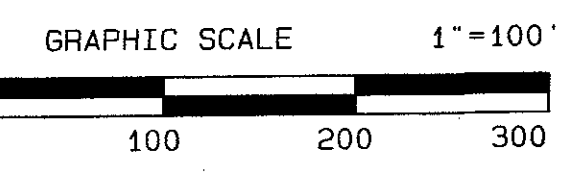
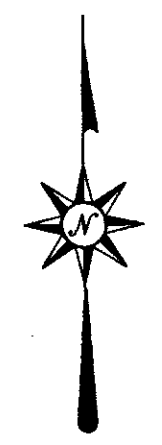
**CURVE TABLE**

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	26°38'23"	200.00'	92.99'	47.35'	92.15'	N10°09'22"W
C2	46°49'52"	350.00'	286.07'	151.57'	278.18'	N20°15'07"W
C3	45°46'45"	300.00'	239.70'	126.66'	233.37'	N20°46'40"W
C4	46°56'38"	125.00'	102.42'	54.28'	99.57'	S72°31'39"W
C5	46°56'38"	125.00'	102.42'	54.28'	99.57'	S25°35'02"W
C6	44°28'27"	250.00'	194.05'	102.21'	189.22'	S20°07'31"E
C7	44°28'27"	250.00'	194.05'	102.21'	189.22'	S64°35'58"E
C8	91°03'06"	225.00'	357.56'	229.17'	321.11'	N42°21'44"W
C9	57°12'43"	225.00'	224.67'	122.70'	215.45'	S34°36'20"W
C10	16°52'44"	180.00'	53.03'	26.71'	52.83'	S54°46'19"W
C11	54°44'16"	150.00'	143.30'	77.65'	137.92'	N56°37'54"W
C12	54°44'16"	150.00'	143.30'	77.65'	137.92'	N01°53'37"W
C13	30°15'08"	250.00'	132.00'	67.58'	130.47'	S10°20'57"W
C14	136°42'01"	60.00'	143.15'	151.16'	111.53'	S60°41'17"E
C15	93°52'38"	200.00'	327.69'	214.01'	292.25'	N54°36'02"E
C16	100°37'48"	67.50'	118.55'	81.35'	103.89'	S28°08'44"E
C17	61°01'52"	135.36'	144.18'	79.78'	137.46'	S52°41'06"W
C18	32°14'19"	150.00'	84.40'	43.35'	83.29'	S67°40'52"W
C19	14°25'21"	150.00'	37.76'	18.98'	37.66'	N64°21'34"E
C20	32°42'19"	225.00'	128.43'	66.02'	126.70'	N76°48'40"E
C21	34°36'15"	225.00'	135.89'	70.09'	133.83'	S77°45'44"W
C22	6°35'57"	222.50'	25.63'	12.83'	25.61'	N20°10'35"W
C23	20°02'25"	222.50'	77.82'	39.31'	77.43'	N06°51'24"W
C24	90°00'00"	25.00'	39.27'	25.00'	35.36'	N41°50'11"W
C25	26°38'23"	177.50'	82.53'	42.02'	81.79'	S10°09'22"E
C26	90°00'00"	25.00'	39.27'	25.00'	35.36'	S48°09'49"W
C27	90°00'00"	25.00'	39.27'	25.00'	35.36'	S41°50'11"E
C28	90°00'00"	25.00'	39.27'	25.00'	35.36'	N48°09'49"E
C29	90°00'00"	25.00'	39.27'	25.00'	35.36'	S41°50'11"E
C30	9°32'41"	272.50'	45.39'	22.75'	45.34'	N82°03'50"W
C31	15°24'26"	272.50'	73.28'	36.86'	73.06'	N69°35'17"W
C32	15°24'26"	272.50'	73.28'	36.86'	73.06'	N54°10'51"W
C33	15°24'26"	272.50'	73.28'	36.86'	73.06'	N38°46'25"W
C34	21°01'08"	272.50'	99.97'	50.55'	99.41'	N20°33'38"W
C35	12°09'47"	272.50'	57.85'	29.03'	57.74'	N03°58'11"W
C36	90°00'00"	25.00'	39.27'	25.00'	35.36'	S42°53'17"E
C37	11°08'41"	247.50'	48.14'	24.15'	48.07'	S82°18'57"E
C38	16°16'30"	247.50'	70.30'	35.39'	70.07'	S68°36'22"E
C39	16°52'54"	247.50'	72.92'	36.73'	72.66'	S52°01'39"E
C40	16°52'54"	247.50'	72.92'	36.73'	72.66'	S35°08'45"E
C41	17°27'05"	247.50'	75.38'	37.99'	75.09'	S17°58'45"E
C42	12°25'02"	247.50'	53.64'	26.92'	53.53'	S03°02'42"E

**GENERAL NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983
- THE PERIMETER BOUNDARY INFORMATION WAS FURNISHED BY LOUDENBECK SURVEYING, LLC.
- THIS PROPERTY IS CURRENTLY ZONED AG.
- MINIMUM REQUIRED SETBACK LINES:  
FRONT YARD - 25'  
SIDE YARD - 5'/10'  
REAR YARD - 25'
- MAXIMUM BUILDING HEIGHT = 35'
- MAXIMUM LOT COVERAGE = 40%  
(TOTAL FOOTPRINT OF PRIMARY STRUCTURE INCLUDING GARAGE/ TOTAL OF LOT)
- SUBJECT PROPERTY BEING PARCEL ID. NO.'S L0151 00009 AND L0141 00205 AS SHOWN ON SHELBY COUNTY PROPERTY MAP NO. 76.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47157C0215G WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2013, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470402, PANEL NO. 0215, SUFFIX "g" WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOOD PLAIN.
- ALL COMMON OPEN SPACES AND DETENTION AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. CONSERVATION EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PROPOSED CHAMBERS CHAPEL ROAD HAS A 86' RIGHT-OF-WAY. THIS ENTIRE R.O.W. IS TO BE DEDICATED FROM THE EASTERN PORTION OF THE SITE. THE ROADWAY WILL BE IMPROVED AS A SCENIC CORRIDOR/URBAN DESIGN SECTION PER THE CITY OF LAKE LAND MAJOR ROAD PLAN. TWO LANES PER THIS PLAN WILL BE CONSTRUCTED IN ITS RESPECTIVE PHASES, PROVIDING ACCESS FROM THE EASTERLY KENSINGTON MAJOR ENTRANCE TO MEMPHIS-ARLINGTON ROAD. ALL OTHER IMPROVEMENTS, INCLUDING ROADWAY IMPROVEMENTS, SIDEWALKS, AND BIKE PATHS IN ACCORDANCE WITH PROPOSED SECTION DETAIL, SHALL BE CONTIGUOUS TO THE DEVELOPMENT (WITHIN THE LIMITS OF THE SUBJECT PROPERTY FOR ROADWAY FRONTAGE) AND WILL BE PAID IN LIEU BY THIS DEVELOPMENT FOR THE APPROXIMATELY 1,560 LINEAR FEET OF FRONTAGE IN ACCORDANCE WITH THE TYPICAL ROADWAY SECTION SHOWN IN THESE PLANS.
- ALL STORM SEWERS AND SANITARY SEWER SYSTEM INSIDE PUBLIC EASEMENTS WILL BE OWNED AND MAINTAINED BY THE CITY OF LAKE LAND.
- THE AREAS DENOTED BY "RESERVED FOR STORM WATER DETENTION" SHALL NOT BE USED AS A BUILDING SITE OF FILLED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY ENGINEER. THE STORMWATER DETENTION SYSTEMS LOCATED IN THESE AREAS, EXCEPT FOR THOSE PARTS LOCATED IN A PUBLIC DRAINAGE EASEMENT, SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR OWNER'S ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED SO TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLAN LOCATED IN THE CITY ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH, MOWING, OUTLET CLEANING, AND REPAIR OF DRAINAGE STRUCTURES.

**B.M. - POINT BEING WITHIN THE NE QUADRANT OF AN EXISTING SANITARY SEWER MANHOLE RIM, LOCATED 301' NORTH OF US HWY 70 ALONG THE CENTERLINE OF SAFFRON SPRINGS DRIVE. ELEVATION: 281.37**



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REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

CASE No. #  
**FINAL PLAT**  
WARD L01, BLOCK 51, PARCEL 00009  
**KENSINGTON MANOR P.D.**  
**PHASE 1**  
LAKE LAND, TN  
100 YEAR FLOOD ELEVATION: NONE  
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN FIRM 47157C0215 F, ZONE "X", EFFECTIVE DATE: SEPTEMBER 28, 2007  
**DEVELOPER: REGENCY HOMEBUILDERS, LLC**  
**ENGINEER: W. H. PORTER CONSULTANTS, PLLC**  
6055 PRIMACY PARKWAY, SUITE 115  
MEMPHIS, TENNESSEE 38119  
(901) 363-9453  
SCALE: 1" = 100'  
DATE: NOVEMBER 5, 2018  
24 LOTS  
ACREAGE: 17.87 AC  
ZONED: AG

**CERTIFICATE OF PLANNING COMMISSION RECOMMENDATION OF APPROVAL OF THE PRELIMINARY PLAT**

I, Nikki Buhline do hereby certify that the City of Lakeland Planning Commission has approved this as the Preliminary Plat. The signing of this certificate in no way indicates approval of or acceptance of the Final Plat.

Date: 2/8/2019  
Nikki Buhline  
 MPC Secretary

**CERTIFICATE OF CITY ENGINEER**

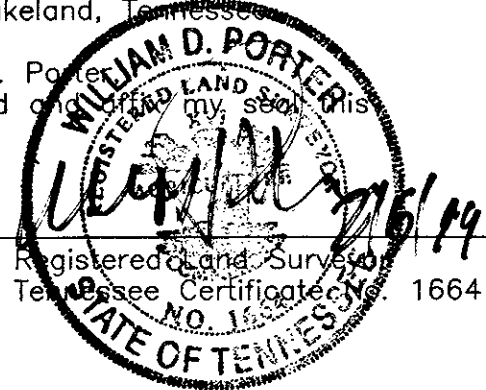
Preliminary Plat is Inspected and Approved by the City Engineer  
 This 7th day of February, 2019.

Ruby Hill  
 City Engineer

**CERTIFICATE OF SURVEY**

I, William D. Porter do hereby certify that I am a Registered Land Surveyor, and that I have surveyed the lands, embraced within the plat or map designated as Kensington Manor P.D., a subdivision all lying within the corporate limits of the City of Lakeland, Tennessee: said plat or map is a true and correct plat or map of the lands embraced therein, showing the subdivision thereof in accordance with the Subdivision Regulations of the City of Lakeland, Tennessee; I further certify that the survey of the lands embraced within the said plat or map has been correctly monumented in accordance with the Subdivision Regulations of the City of Lakeland, Tennessee.

In witness whereof, I, the said William D. Porter, Land Surveyor hereunto set out my hand and seal this 7th day of February, 2019.

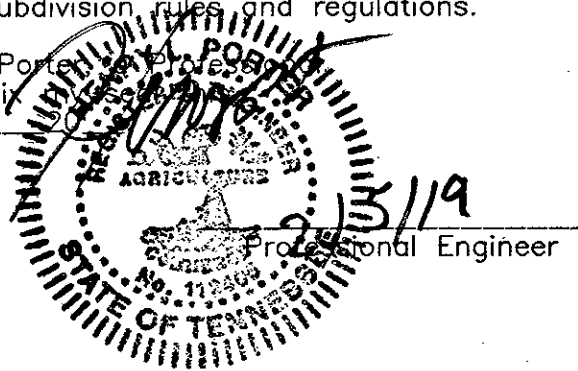


**CERTIFICATE OF ENGINEER**

I, Henry L. Porter, a Professional Engineer, do hereby certify that the design of public and private improvements provided for in these Secondary Detailed Development Plans are in accordance with acceptable engineering practices, the Tennessee Department of Environment and Conservation and the City of Lakeland subdivision rules and regulations.

In witness whereof, I the said Henry L. Porter, Professional Engineer, hereunto set out hand and affix my seal this 7th day of February, 2019.

Tennessee Registration No. 113405



**CERTIFICATE OF OWNER(S) AND DEDICATION**

The undersigned, Regency Homebuilders, LLC, hereby certify that they are the owners of the foregoing plat and is with the free consent and in accordance with the desires of the above named owners, proprietors, do hereby grant to the City of Lakeland and private utility companies all utility easements and public streets as shown herein for the purposes of operation, construction and maintenance of these improvements, as needed for the proper development and maintenance of said subdivision. The following streets shall be dedicated to the City of Lakeland: US Hwy 70 (24' dedication) and a portion of Chambers Chapel Rd (86' dedication) as shown hereon. The name of the Subdivision shall be Kensington Manor P.D.

Regency Homebuilders, LLC  
 3420 S Houston Levee  
 Germantown, TN 38139

[Signature]

**NOTARY'S CERTIFICATE**

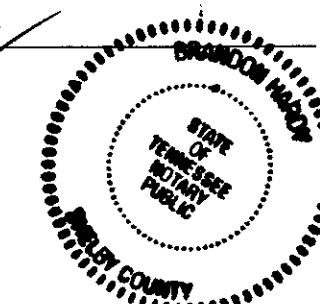
State of Tennessee  
 County of Shelby

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Sean Carlson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the president of Regency Homebuilders, LLC, and he such owner executed the foregoing instrument for the purpose therein contained by signing his name as owner.

In witness whereof, I have hereunto set my hand and affixed my seal this 6th day of February, 2019.

My Commission Expires September 4, 2019

Brandon Hardy, Notary Public



**CERTIFICATE OF MORTGAGEE AND DEDICATION**

We, the Mortgagee, RENASANT BANK do hereby freely consent to the subdivision of this property in accordance with the Plat as shown herein; grant the following streets and easements, and common open spaces on this plat to the appropriate agencies as outlined in the documents accompanying this Plat and approved of by the Municipal Planning Commission of Lakeland, Tennessee for the purposes of operation, construction and maintenance of these improvements, as needed for the proper development and maintenance of said subdivision.

Date: 2-6-2019  
Maria Garrett

**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 Maria Garrett subdivision, and he as such representative executed the foregoing instrument for the purpose therein contained by signing his name as representative of the mortgagee.

In witness whereof, I have hereunto set my hand and affixed my seal this 6th day of February, 2019.

My Commission Expires 12-27-2022

James, Notary Public



CASE No. #  
**FINAL PLAT**  
 WARD L01, BLOCK 51, PARCEL 00009  
**KENSINGTON MANOR P.D.**  
 PHASE 1  
 LAKELAND, TN

100 YEAR FLOOD ELEVATION: NONE  
 THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN  
 FIRM 47157C0215 F, ZONE "X", EFFECTIVE DATE: SEPTEMBER 28, 2007  
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