

LOT #	LOT AREA (Sq. Ft.)	LOT #	LOT AREA (Sq. Ft.)	LOT #	LOT AREA (Sq. Ft.)	LOT #	LOT AREA (Sq. Ft.)	LOT #	LOT AREA (Sq. Ft.)	COS #	AREA (Sq. Ft.)
1	11,688	11	9,564	21	9,031	31	9,288	41	9,346	COS A	8,277
2	11,983	12	10,200	22	9,464	32	9,088	42	10,957	COS B	63,851
3	8,844	13	10,481	23	10,053	33	8,844	43	12,659	COS C	12,712
4	8,125	14	9,526	24	12,320	34	8,513	44	11,857	COS D	5,174
5	10,947	15	9,198	25	12,322	35	8,277	45	10,407		
6	14,059	16	8,878	26	8,577	36	8,259	46	8,955		
7	8,815	17	8,643	27	8,984	37	8,481	47	9,193		
8	8,338	18	8,540	28	9,259	38	9,113	48	16,728		
9	8,227	19	8,570	29	9,401	39	10,242				
10	9,082	20	8,733	30	9,409	40	11,941				

No	LENGTH	BEARING
L1	7.00'	S81°19'13"E
L2	65.00'	S81°19'13"E
L3	6.32'	S81°19'55"E
L4	35.08'	S35°27'38"W
L5	18.31'	S11°57'46"W
L6	20.60'	N11°57'46"E
L7	32.47'	S31°22'51"W
L8	18.61'	N84°59'04"E
L9	38.63'	N31°22'51"E
L10	29.83'	N10°03'57"E
L11	6.18'	N09°16'23"E
L12	0.03'	S09°15'25"W
L13	11.52'	N22°05'00"E
L14	78.32'	S81°19'13"E
L15	35.08'	S35°27'38"W
L16	78.74'	N54°32'22"W
L17	41.36'	N31°22'51"E
L18	41.36'	S31°22'51"W

Sidewalk Chart

Street Name	S/W Width	Side	Location from Curbside
Shellback Drive	5 ft.	N & S	2.5 ft.
Salt Spray Circle	5 ft.	North	2.5 ft.

The required sidewalks shall be installed across the frontages of each lot by the building permit holder prior to use and occupancy of the building. Existing sidewalks shall be repaired as necessary by the building permit holder across the lot frontage prior to occupancy of the building.

BENCHMARK

NGS MONUMENT Y 261 LOCATED 62 FEET SOUTHWEST OF THE INTERSECTION OF SHIPP ROAD AND U.S. HIGHWAY 51 IN THE TOP OF THE NORTHEAST END OF THE SOUTHEAST CONCRETE HEADWALL OF A TRIPLE CHANNEL CULVERT.

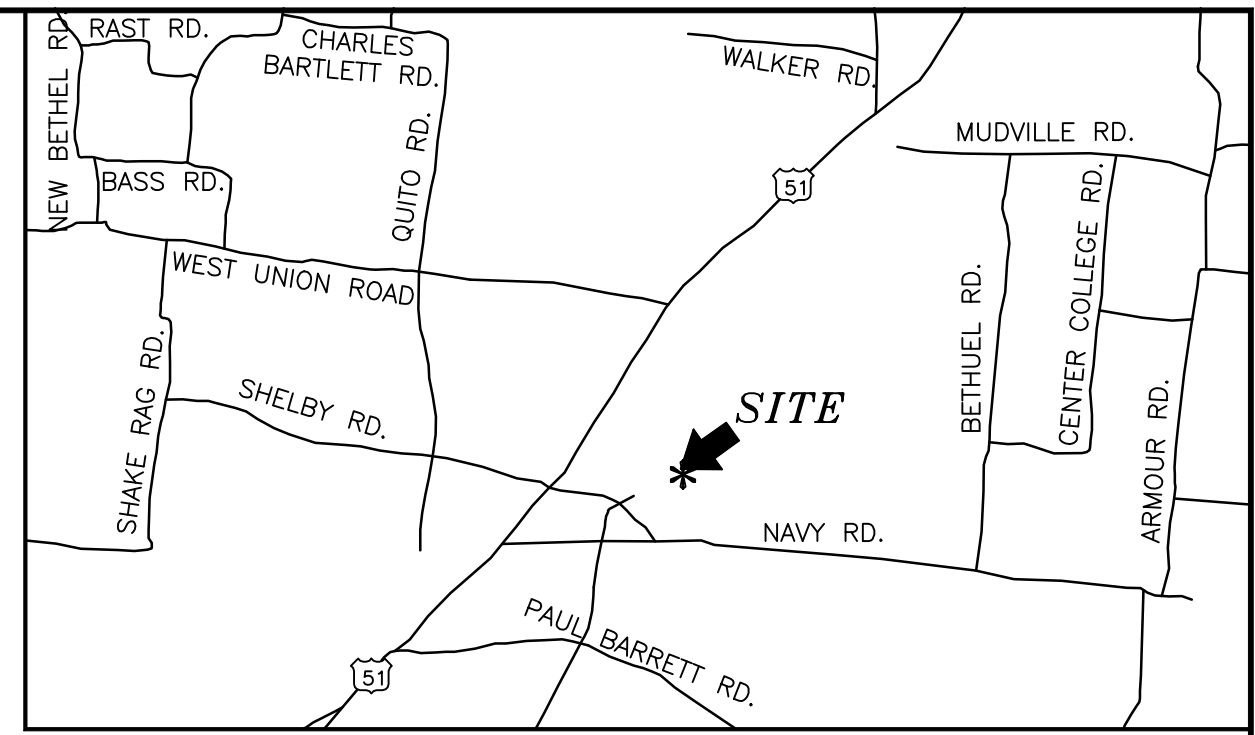
ELEVATION 284.45 (NAVD 88)

100 YEAR FLOOD 265.2-265.4

THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE AE) AS SHOWN ON FEMA COMMUNITY PANEL 470178-0160 G DATED FEBRUARY 6, 2013

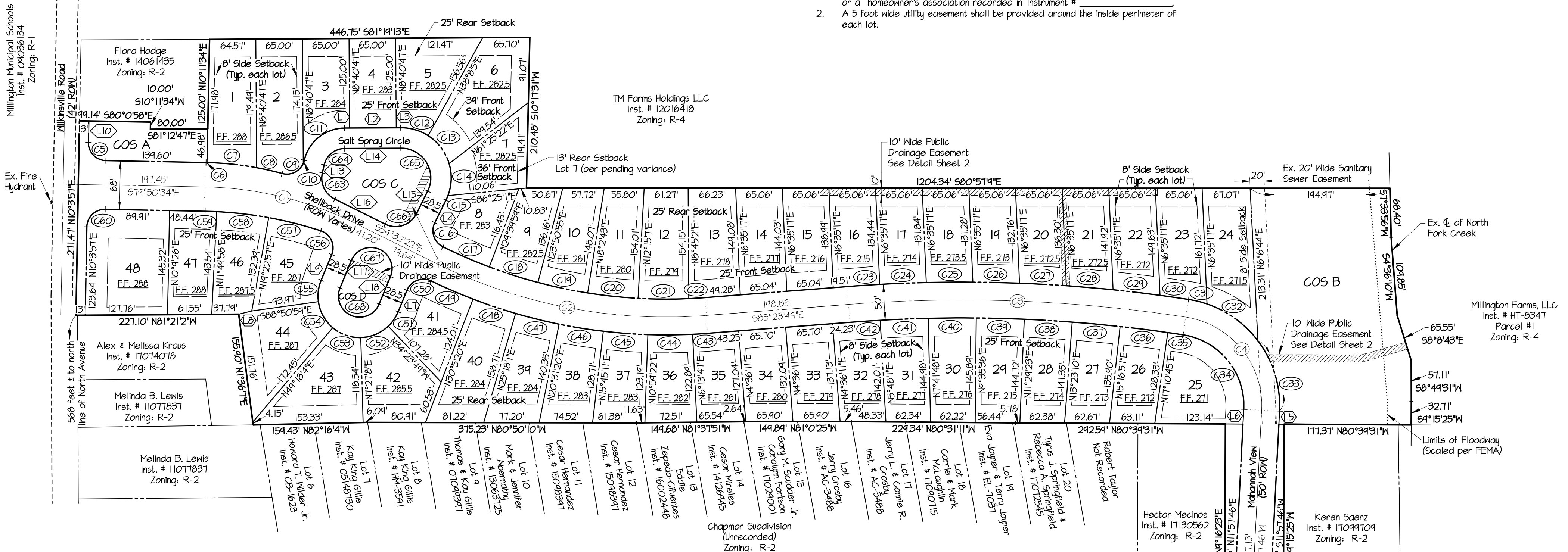
Notes:

- The common open space shall be owned and maintained by the developer or a homeowner's association recorded in instrument # _____
- A 5 foot wide utility easement shall be provided around the inside perimeter of each lot.



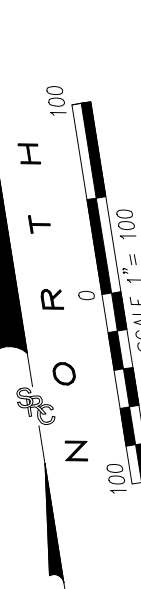
VICINITY MAP

NOT TO SCALE



No	RAD	ARC	TAN	CHORD	DELTA	
C1	500.00'	220.81'	112.24'	219.02'	S67°11'28"E	25°18'13"
C2	725.00'	390.46'	200.09'	385.76'	S69°58'05"E	30°51'27"
C3	2050.00'	471.82'	236.96'	470.78'	S78°48'12"E	13°11'13"
C4	125.00'	183.64'	112.89'	167.56'	S30°07'25"E	84°10'22"
C5	25.00'	39.23'	24.96'	35.33'	S34°53'19"E	89°54'31"
C6	435.48'	1.47'	0.74'	1.47'	S79°44'46"E	0°11'37"
C7	435.48'	69.57'	34.86'	69.50'	S75°04'22"E	9°09'11"
C8	435.48'	36.51'	18.26'	36.49'	S68°05'41"E	4°48'10"
C9	25.00'	35.37'	21.38'	32.50'	N73°46'13"E	81°04'22"
C10	25.00'	4.87'	2.44'	4.86'	N27°39'31"E	11°09'02"
C11	58.00'	77.54'	45.80'	71.89'	N60°22'54"E	76°35'47"
C12	70.00'	40.37'	20.76'	39.81'	S64°47'55"E	33°02'36"
C13	70.00'	49.84'	26.03'	48.79'	S27°52'46"E	40°47'41"
C14	70.00'	45.50'	23.59'	44.70'	S11°08'21"W	37°14'34"
C15	70.00'	6.96'	3.48'	6.96'	S32°36'38"W	5°42'00"
C16	25.00'	39.27'	25.00'	35.36'	S09°32'22"E	90°00'00"
C17	700.00'	70.79'	35.43'	70.76'	S57°26'11"E	5°47'39"
C18	700.00'	71.08'	35.57'	71.05'	S63°14'33"E	5°49'04"
C19	700.00'	70.90'	35.48'	70.87'	S69°03'11"E	5°48'12"
C20	700.00'	70.78'	35.42'	70.75'	S74°51'05"E	5°47'36"
C21	700.00'	70.71'	35.38'	70.68'	S80°38'31"E	5°47'15"
C22	700.00'	22.74'	11.37'	22.74'	S84°27'59"E	1°51'40"
C23	2075.00'	45.51'	22.76'	45.51'	S84°46'07"E	1°15'24"
C24	2075.00'	65.00'	32.50'	65.00'	S83°14'34"E	1°47'42"
C25	2075.00'	65.04'	32.52'	65.04'	S81°26'50"E	1°47'45"
C26	2075.00'	65.14'	32.57'	65.14'	S79°39'00"E	1°47'56"
C27	2075.00'	65.31'	32.66'	65.31'	S77°50'56"E	1°48'12"
C28	2075.00'	65.54'	32.77'	65.54'	S76°02'32"E	1°48'35"
C29	2075.00'	65.85'	32.93'	65.84'	S74°13'42"E	1°49'05"
C30	2075.00'	40.17'	20.09'	40.17'	S72°45'52"E	1°06'34"
C31	150.00'	26.62'	13.34'	26.58'	S67°07'33"E	10°10'05"
C32	150.00'	89.03'	45.87'	87.73'	S45°2'20"E	34°00'23"
C33	150.00'	104.72'	54.59'	102.60'	S82°2'11"E	39°59'54"
C34	100.00'	146.91'	90.31'	134.05'	N30°07'25"W	84°10'22"

No	RAD	ARC	TAN	CHORD	DELTA	
C35	2025.00'	21.59'	10.80'	21.59'	N72°30'56"W	0°36'40"
C36	2025.00'	67.03'	33.52'	67.02'	N73°46'09"W	1°53'47"
C37	2025.00'	67.03'	33.52'	67.02'	N75°39'56"W	1°53'47"
C38	2025.00'	67.03'	33.52'	67.02'	N77°33'43"W	1°53'47"
C39	2025.00'	67.03'	33.52'	67.02'	N79°27'31"W	1°53'47"
C40	2025.00'	67.03'	33.52'	67.02'	N81°21'18"W	1°53'47"
C41	2025.00'	67.03'	33.52'	67.02'	N83°15'05"W	1°53'47"
C42	2025.00'	42.31'	21.16'	42.31'	N84°47'54"W	1°11'50"
C43	750.00'	21.29'	10.65'	21.29'	N84°35'01"W	1°37'35"
C44	750.00'	62.31'	31.17'	62.29'	N81°23'25"W	4°45'36"
C45	750.00'	62.35'	31.19'	62.33'	N76°37'43"W	4°45'48"
C46	750.00'	62.43'	31.23'	62.41'	N71°51'45"W	4°46'10"
C47	750.00'	62.54'	31.29'	62.52'	N67°05'20"W	4°46'40"
C48	750.00'	62.68'	31.36'	62.67'	N62°18'20"W	4°47'20"
C49	750.00'	63.42'	31.73'	63.40'	N57°29'20"W	4°50'40"
C50	25.00'	40.82'	26.60'	36.43'	S78°09'26"W	93°33'09"
C51	58.00'	24.52'	12.45'	24.34'	S43°29'31"W	24°13'20"
C52	58.00'	42.36'	22.18'	41.43'	S76°31'40"W	41°50'56"
C53	58.00'	42.36'	22.18'	41.43'	N61°37'24"W	41°50'56"
C54	58.00'	42.36'	22.18'	41.43'	N19°46'28"W	41°50'56"
C55	58.00'	30.60'	15.67'	30.25'	N16°15'56"E	30°13'51"
C56	25.00'	41.14'	26.94'	36.65'	N15°45'35"W	94°16'52"
C57	555.09'	74.76'	37.44'	74.71'	N66°45'32"W	7°43'01"
C58	555.09'	73.14'	36.62'	73.09'	N74°23'32"W	7°32'59"
C59	555.09'	16.24'	8.12'	16.23'	N79°00'18"W	1°40'33"
C60	25.00'	39.31'	25.04'	35.38'	S55°06'41"W	90°05'29"
C61	25.00'	21.14'	11.25'	20.51'	S36°10'58"W	48°26'23"
C62	25.00'	38.10'	23.86'	34.52'	S31°41'52"E	87°19'16"
C63	32.50'	43.66'	25.84'	40.45'	N16°23'56"W	76°57'52"
C64	29.50'	39.44'	23.30'	36.57'	N60°22'54"E	76°35'47"
C65	41.50'	84.59'	67.43'	70.69'	S22°55'47"E	116°46'51"
C66	32.50'	51.05'	32.50'	45.96'	S80°27'38"W	90°00'00"
C67	29.50'	92.68'	-	59.00'	S58°37'09"E	180°00'00"
C68	29.50'	92.68'	-	59.00'	N58°37'09"W	180°00'00"



**FINAL PLAN
BECKHAM PLACE SUBDIVISION**
OWNER/DEVELOPER: PFMT HOLDINGS LLC
48 LOTS 15.965 ACRES
DISTRICT 1, BLOCK 15, PARCEL 73, 106 ZONING: R-2
MILLINGTON, TENNESSEE
FEBRUARY 2019 SHEET 1 of 2

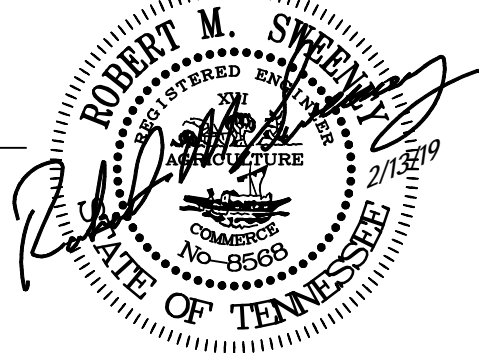
ENGINEERING - PLANNING
LANDSCAPE ARCHITECTURE
SRC CONSULTING, LLC
5909 Shelby Oaks Drive Suite 200 Memphis TN 38134
901-373-0380 (fax) 373-0370
www.SRC-memphis.com

Vertical text on the left edge of the page, likely a project or drawing ID.

CERTIFICATE OF ACCURACY OF ENGINEERING AND DESIGN

I, Robert M. Sweeney a professional Civil Engineer, do hereby certify that the plans, engineering and designs governing the construction of the subdivision are true and correct, and conform to the requirements set forth in the Subdivision Regulations and Technical Specifications of the City of Millington.

Date 02/14/19
Robert M. Sweeney
 Professional Civil Engineer
 State of Tennessee
 Certificate No. 8568

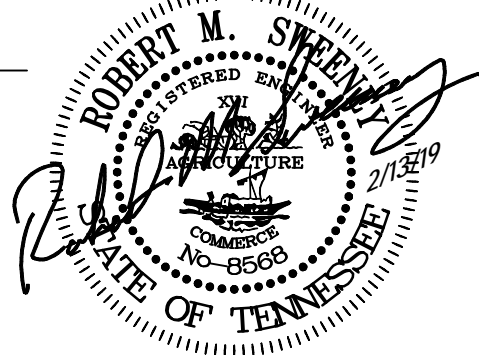


CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, Robert M. Sweeney, do hereby certify that I am a registered Professional Civil Engineer, and that I have designed all storm water drainage for the Beckham Place Subdivision subdivision to assure that neither said subdivision nor adjoining property will be damaged or the character of land use affected by the velocity and volume of water entering or leaving same.

In witness whereof, I, the said Beckham Place Subdivision Professional Civil Engineer, hereunto set out hand and affix my seal this 13 day of February, 2019.

Robert M. Sweeney
 Professional Civil Engineer
 State of Tennessee
 Certificate No. 8568



CERTIFICATE OF SURVEY

I, _____ 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

Beckham Place Subdivision
 a subdivision all lying within the corporate limits of the City of Millington, 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 Millington, 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 Millington, Tennessee.

In witness whereof, I, the said _____ Registered Land Surveyor, hereunto set out hand and affix my seal this _____ day of _____, 2019.

By: _____
 Company: _____
 Title: _____
 Tennessee Certificate No. _____

OWNER'S CERTIFICATE

I/We, _____ the undersigned owner(s) of the property shown, hereby adopt this plat as my/our plan of development and dedicate the streets, rights-of-way, and grant the easements as shown and/or described to public use forever. I/We certify that I/we am/are the owner(s) of the 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.

Signature _____ Date _____

NOTARY'S CERTIFICATE

State of Tennessee
 County of Shelby
 Before me, the undersigned, a Notary Public in and for the said State and County at Memphis, Duly commissioned and qualified, personally appeared _____, with whom

I am personally acquainted, and who upon his (her) oath acknowledged himself (herself) to be _____ of the _____, the within named bargainer, and that he (she) executed the foregoing instrument for the purpose therein contained. In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in Memphis, this _____ day of _____, 2019.

Notary Public _____
 My Commission Expires _____

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

I, _____ hereby certify: (1) that streets, utilities and drainage treatments have been installed in an acceptable manner and according to specifications, or (2) that a guarantee has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date _____ City Engineer _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER LINES AND DRAINAGE SYSTEM

I, _____ do hereby certify that the plans regarding drainage systems and water and sewer layout meet the requirements of the Subdivision Regulations and technical specifications of the City of Millington and are hereby approved.

Date _____ City Engineer _____

CERTIFICATE OF APPROVAL OF THE WATER AND SEWAGE SYSTEMS

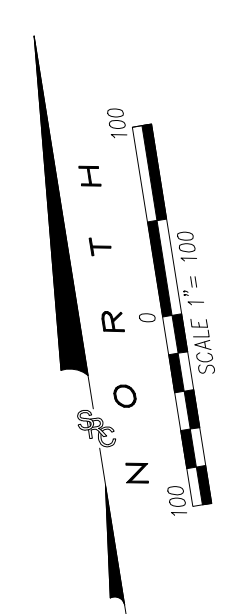
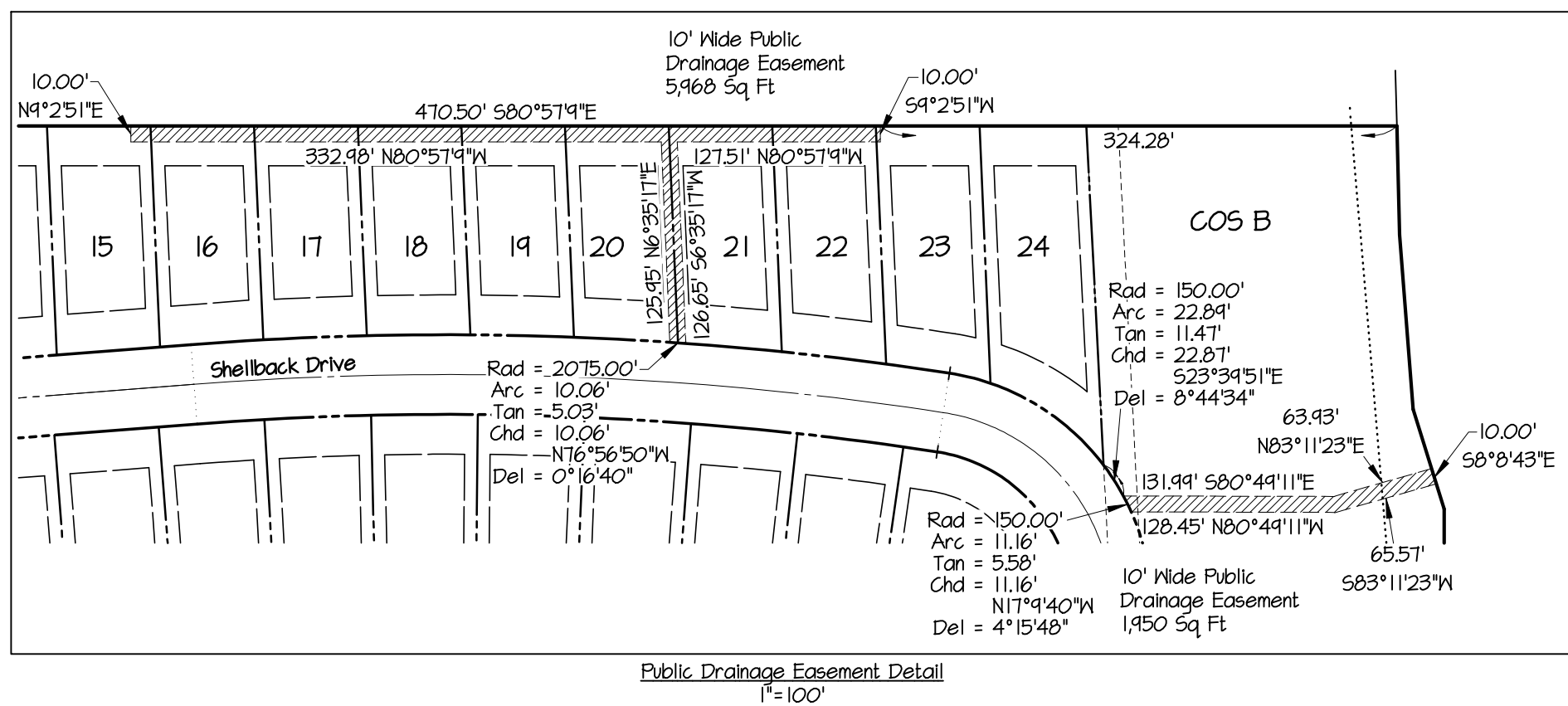
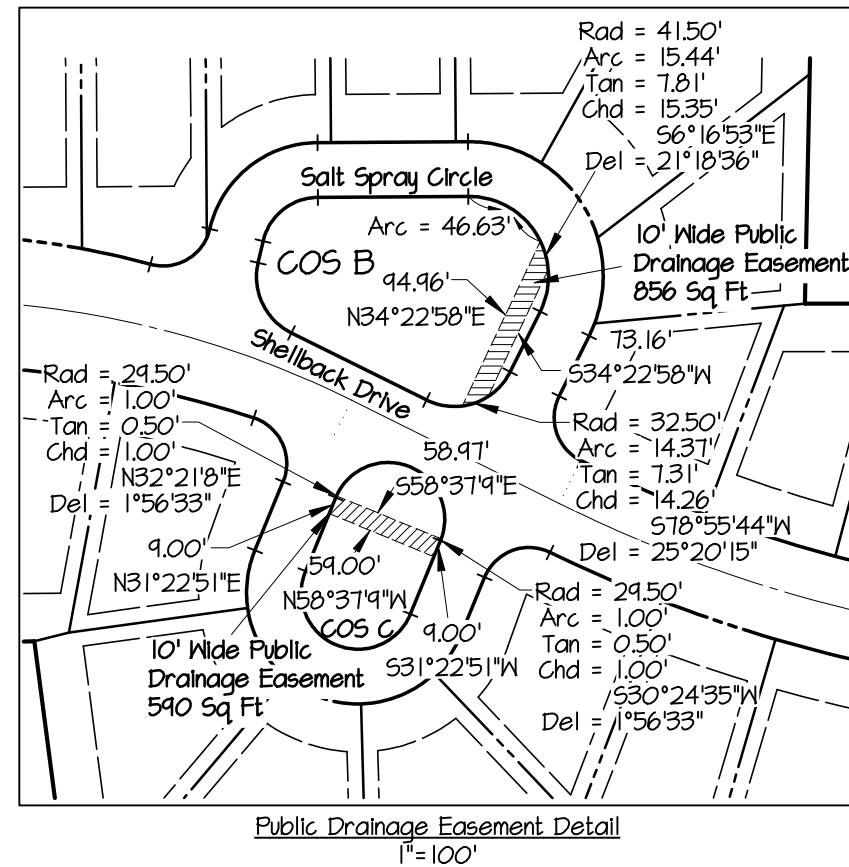
I, _____ do hereby certify that a set of construction plans regarding the water supply and/or sanitary sewers bearing the seal of the Tennessee Department of Public Health which indicates said plans meet the Department's requirements have been received.

Date _____ Superintendent of Water and Sewer _____

PLANNING COMMISSION CERTIFICATE

I, _____ do hereby certify that the City of Millington Planning Commission has approved this plat of subdivision for recording.

Date _____ Secretary, City of Millington Planning Commission _____



FINAL PLAN
BECKHAM PLACE SUBDIVISION
 OWNER/DEVELOPER: **PFMT HOLDINGS LLC**
 48 LOTS 15.965 ACRES
 DISTRICT 1, BLOCK 15, PARCEL 73, 106
 ZONING: R-2
 MILLINGTON, TENNESSEE
 FEBRUARY 2019
 SHEET 2 of 2

SRCONSULTING, LLC
 ENGINEERING - PLANNING
 LANDSCAPE ARCHITECTURE
 5909 Shelby Oaks Drive Suite 200 Memphis TN 38134
 901-373-0380 (fax) 373-0370
 www.SRCE-memphis.com

Melissa WEF31/Fines/2018/2018-0150 Millington/Beckham Place/Plat 2018/Final/Plan.dwg Feb. 14, 2019 - 12:43pm