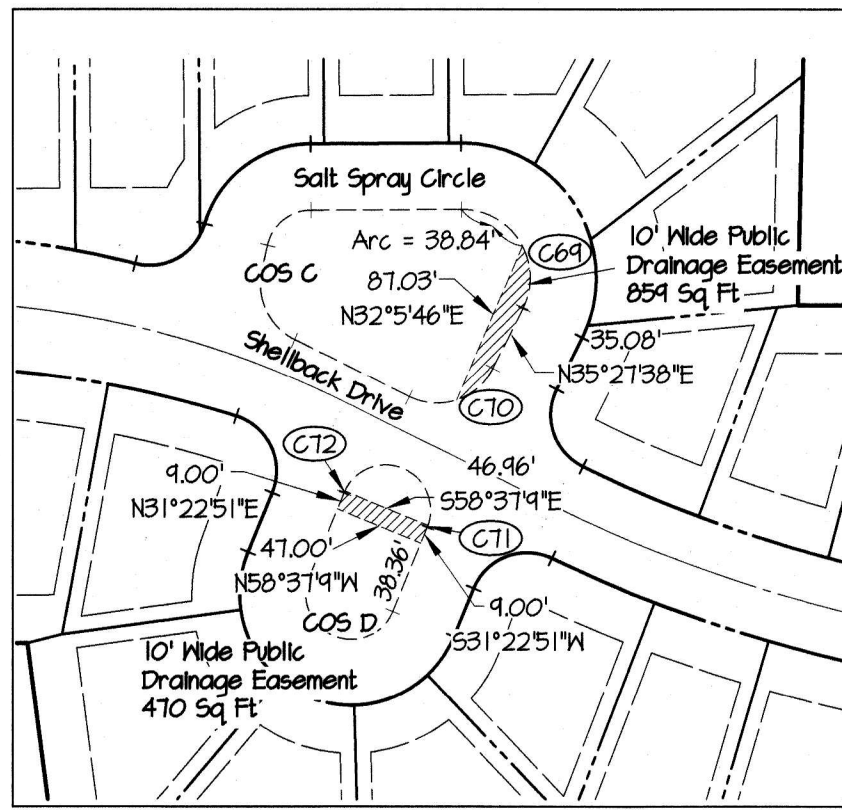


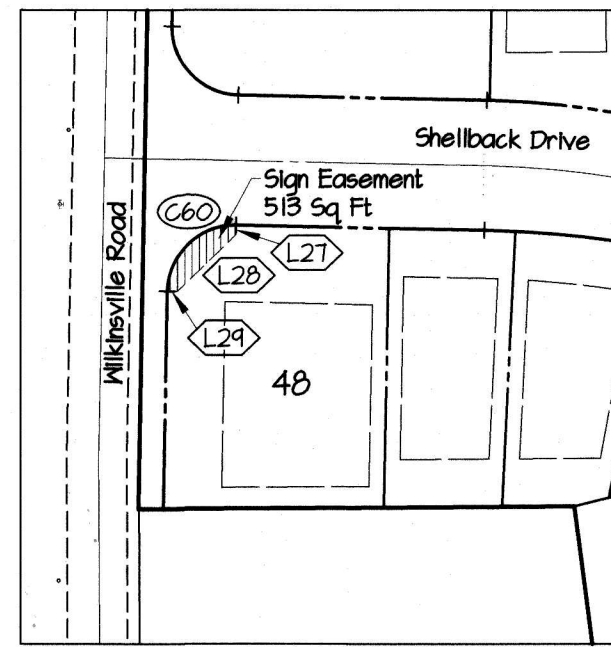
COS C & COS D Detail
1"=100'

No	RAD	ARC	TAN	CHORD	DELTA
C60	35.00'	55.03'	35.06'	49.54' 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'	43.46'	25.68'	40.30' N16°13'41"W	76°37'22"
C64	23.50'	31.42'	18.56'	29.13' N60°22'54"E	76°35'47"
C65	35.50'	72.36'	57.68'	60.47' S22°55'47"E	116°46'51"
C66	32.50'	51.05'	32.50'	45.96' S80°27'38"W	90°00'00"
C67	23.50'	73.83'	-	47.00' S58°37'09"E	180°00'00"
C68	23.50'	73.83'	-	47.00' N58°37'09"W	180°00'00"
C69	35.50'	33.52'	18.13'	32.29' S08°24'36"W	54°06'04"
C70	32.50'	25.61'	13.51'	24.95' S58°01'57"W	45°08'38"
C71	23.50'	1.00'	0.50'	1.00' S30°09'41"W	2°26'20"
C72	23.50'	1.00'	0.50'	1.00' N32°36'01"E	2°26'20"

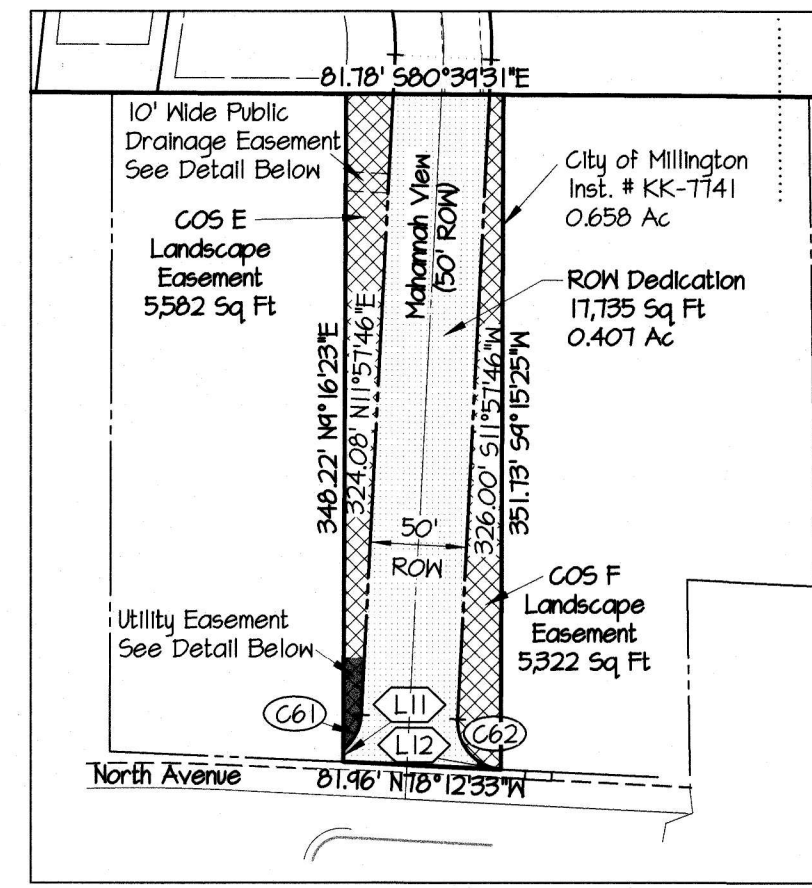
No	LENGTH	BEARING
L11	6.18'	N09°16'23"E
L12	0.03'	S09°15'25"W
L13	12.94'	N22°05'00"E
L14	78.32'	S81°19'13"E
L15	35.08'	S35°27'38"W
L16	66.58'	N54°32'22"W
L17	47.36'	N31°22'51"E
L18	47.36'	S31°22'51"W
L19	40.46'	S09°16'23"W
L20	22.57'	S78°02'14"E
L21	10.00'	S11°57'46"W
L22	22.10'	N78°02'14"W
L23	10.01'	N09°16'23"E
L24	48.26'	N09°16'23"E
L25	10.69'	S80°43'37"E
L26	30.00'	S11°57'46"W
L27	5.00'	S10°09'26"W
L28	42.46'	S55°06'41"W
L29	5.00'	N79°56'03"W



Public Drainage Easement Detail
1"=100'

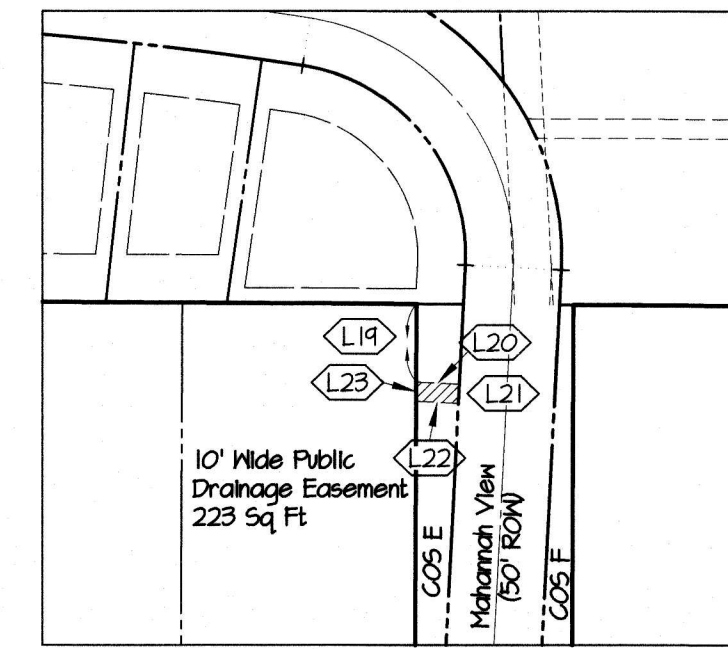


Sign Easement Detail
1"=100'

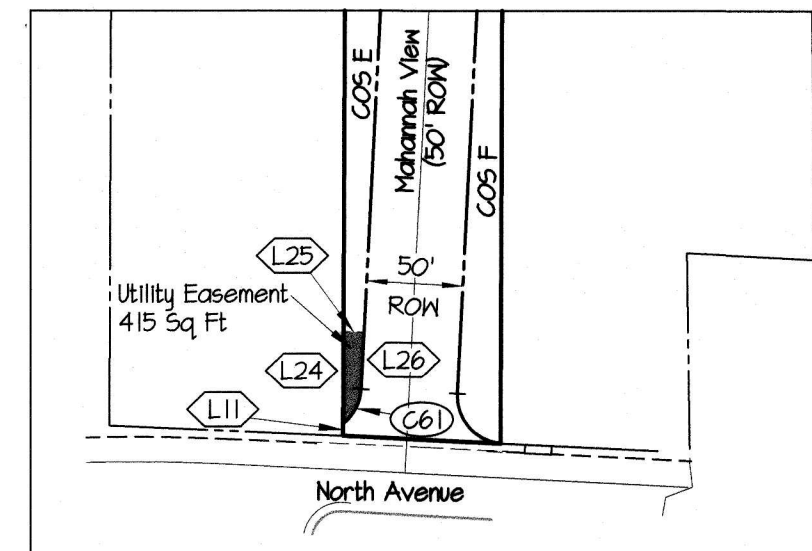


City of Millington Street Dedication
1"=100'

Dedication becomes effective once the plat is accepted by the city and the plat is recorded.

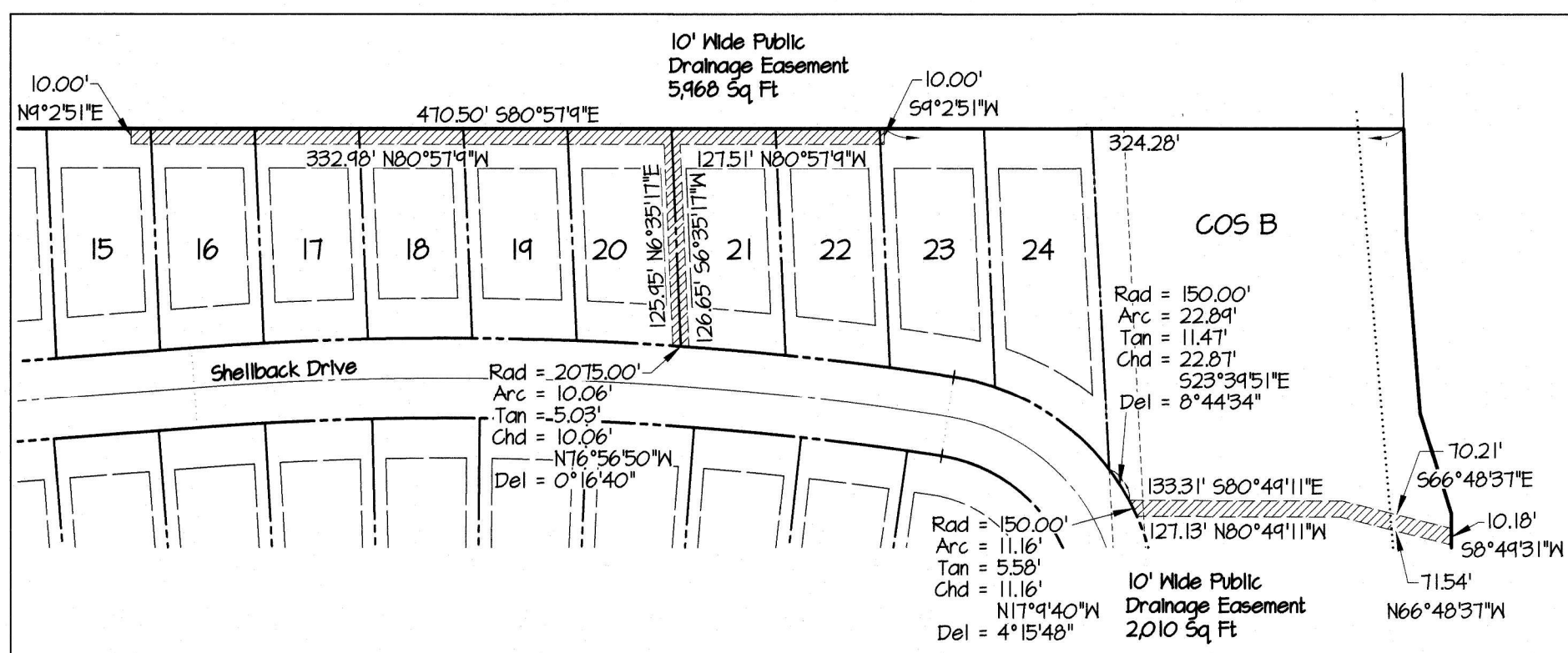


Public Drainage Easement Detail
1"=100'



Utility Easement
1"=100'

Easement becomes effective once the plat is accepted by the city and the plat is recorded.



Public Drainage Easement Detail
1"=100'

OWNER'S CERTIFICATE (CITY OF MILLINGTON)

I/We, Terry G. Jones, 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: Terry G. Jones Date: 01/21/2020

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public In and for the said State and County, duly commissioned and qualified, personally appeared Terry G. Jones, with whom I am personally acquainted, and who upon his (her) oath acknowledged himself (herself) to be Mayor of the City of Millington, the within named borough, 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, this 21st day of JANUARY, 2020.

Notary Public: Karen Findley
My Commission Expires: 4-26-2020



20009677-
01/28/2020 11:41:07 AM
BK 285 PG 2
Shelandra Y. Ford
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

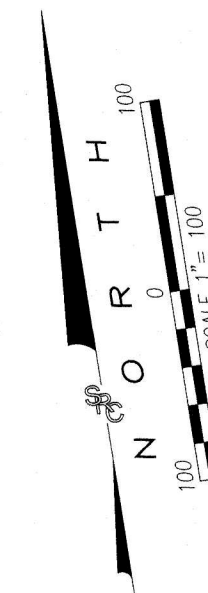
FINAL PLAT
BECKHAM PLACE SUBDIVISION

OWNER/DEVELOPER: PFMT HOLDINGS LLC
48 LOTS 15.965 ACRES

DISTRICT 1, BLOCK 15, PARCEL 73, 106
ZONING: R-2
MILLINGTON, TENNESSEE
SEPTEMBER 2019
SHEET 2 of 3



5909 Shelby Oaks Drive
Suite 200
Memphis TN 38134
901-373-0380
(fax) 373-0370
www.SRCE-memphis.com



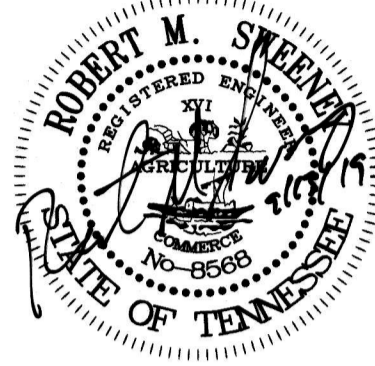
CERTIFICATE OF ACCURACY OF ENGINEERING AND DESIGN

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.

9/13/19

Date

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

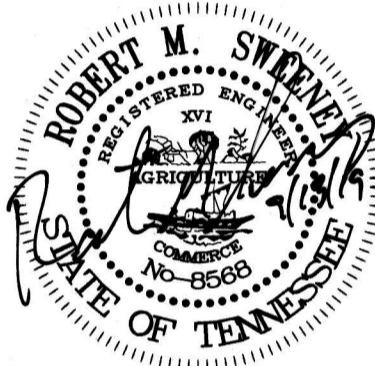


CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

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 13th day of SEPTEMBER, 2019.

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



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 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 WILLIAM D. PORTER Registered Land Surveyor, hereunto set out hand and affix my seal this 9th day of SEPTEMBER, 2019.

By: WILLIAM D. PORTER
Company: W.H. PORTER CONSULTANTS, PLLC
Title: MANAGING PARTNER
Tennessee Certificate No. 1664



OWNER'S CERTIFICATE (PFMT HOLDINGS LLC)

I/We, PFMT Holdings LLC 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] 9/11/19
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 Paul Frazier

I am personally acquainted, and who upon his (her) oath acknowledged himself (herself) to be Managing Member of the PFMT Holdings LLC, 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 official seal at my office in Memphis, this 11th day of September, 2019.

Notary Public [Signature]
My Commission Expires 10/17/19

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

I, Thomas Needham, 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.

11/17/2020 [Signature]
Date City Engineer

CERTIFICATE OF APPROVAL OF WATER AND SEWER LINES AND DRAINAGE SYSTEM

I, Thomas Needham, 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.

11/17/2020 [Signature]
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, Leanna Dager, do hereby certify that the City of Millington Planning Commission has approved this plat of subdivision for recording.

1-21-2020 [Signature]
Date Secretary, City of Millington
Planning Commission

On March 18, 2019, the Design Plat was approved by the Planning Commission with the following conditions:

1. A variance is approved to permit a street offset of 60' for Mahannah View and Eli Street on North Avenue rather than the required 125'. There is no other option based on the location of the property in relation to the existing street.
2. Include the two areas along Mahannah View as common open space.
3. Delineate the limits of the 100 Year Floodplain on the Design Plat.
4. Salt Spray Circle and the unnamed cove to the south shall have a minimum of 26' of pavement curb to curb and be designed to accommodate a 40' tandem wheel fire engine. There shall be a right-of-way of 50' along this 26' paved area. The median area of these coves shall be maintained by the Homeowner's association.

On March 18, 2019, the Engineering Plat was approved by the Planning Commission with the following conditions:

1. The applicant shall revise the engineering drawings to meet the markups and resubmit the plans for final staff approval.

On March 18, 2019, the Final Plat was approved by the Planning Commission with the following conditions:

1. Incorporate any conditions and conditions from the Design Plat and Engineering Plat.
2. The 15' rear yard setback shown on lot 7 is subject to approval by the Board of Zoning Appeals.
3. The Subdivision shall comply with all of the requirements of the City of Millington R-2 Zoning District, except as may be varied by the Board of Zoning Appeals.

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01/28/2020 11:41:07 AM
BK 285 PG 2

Shelandra Y. Ford
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

FINAL PLAT
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
SEPTEMBER 2019

SHEET 3 of 3



ENGINEERING - PLANNING
LANDSCAPE ARCHITECTURE
SRC CONSULTING, LLC

5909 Shelby Oaks Drive Suite 200 Memphis TN 38134
901-373-0380 (fax) 373-0370
www.SRCE-memphis.com