

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY DEDICATE THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____
 RECORD BOOK 1377, PAGE 1304
 SOUTH HAVEN DEVELOPMENT GROUP, LLC
 A TENNESSEE LIMITED LIABILITY COMPANY
 BY: SOUTH HAVEN MANAGEMENT, LLC
 A TENNESSEE LIMITED LIABILITY COMPANY
 BY: KEN GREEN, PRESIDENT

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "SOUTH HAVEN, SECTION 1" HAS BEEN APPROVED BY THE ENGINEERS OF CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR WATER SERVICE, PROVIDED HOWEVER, THAT THE LINES, VALVES, AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH C.U.D. SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE WILL BE PROVIDED UNTIL THAT CERTIFICATION HAS BEEN MADE IN WRITING.

DATE _____
 CONSOLIDATED UTILITY DISTRICT
 OF RUTHERFORD COUNTY

CERTIFICATION OF APPROVAL OF SEWER S.T.E.P. SYSTEM

I HEREBY CERTIFY THAT THIS PLAT ENTITLED "SOUTH HAVEN, SECTION 1" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR REVIEW, CONNECTION TO THE EXISTING SEPTIC TANK EFFLUENT PUMP (S.T.E.P.) SYSTEM SHALL MEET CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY'S SPECIFICATIONS. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY C.U.D.

DATE _____
 CONSOLIDATED UTILITY DISTRICT
 OF RUTHERFORD COUNTY

CERTIFICATE FOR APPROVAL OF ELECTRIC POWER

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE AT WWW.MTEMC.COM COLLECTIVELY THE "REQUIREMENTS". NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE _____
 AUTHORIZED MTEMC OFFICIAL

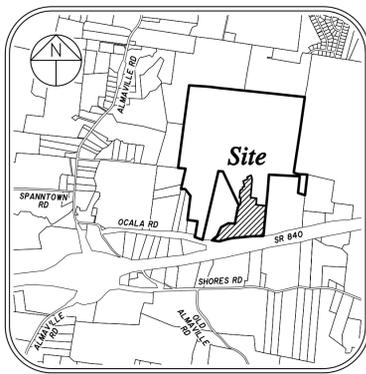
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RUTHERFORD COUNTY, TENNESSEE, 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 RUTHERFORD COUNTY REGISTER.

DATE _____
 SECRETARY, PLANNING COMMISSION

GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 44 RESIDENTIAL LOTS, 1 C.U.D. S.T.E.P. SYSTEM LOT, AND 2 COMMON AREAS (1 FOR STORMWATER MANAGEMENT).
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO UGM MONUMENT UG020-530, (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP NO. 474902030, DATED OCTOBER 16, 2008.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT FLOODING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT. THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENuded AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 60 DAYS TO THE DENuded AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 60 DAYS.
- PROPERTIES ADJACENT TO THE SITE OF LAND SHALL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PRESERVING A WELL-VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF THE LAND DISTURBED; BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT BARRIERS, FILTERS OR DICES, OR SEDIMENT BASINS; OR BY A COMBINATION OF SUCH MEASURES.
- NO FILL MATERIAL, RUBBISH, OR BUILDING MAY BE PLACED IN ANY NATURAL DRAINAGE WAY, SUCH AS STREAM BEDS, SINKHOLES, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAM BEDS OR FLOODWAYS.
- PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- IN TENNESSEE IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN AN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
- PROPERTY IS CURRENTLY ZONED PUD.
- ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 35 FT. / SIDE = 5 FT. (5 FT. BETWEEN BLDGS.) / REAR = 20 FT. CORNER LOTS MAY HAVE A SIDE SETBACK OF 15 FT. ABUTTING R-O-W.
- A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A DECENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL ALL HOMES ARE BUILT AND OCCUPIED.
- C.U.D. ACCESS TO THE SEPTIC TANK SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE SEPTIC TANK LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE SEPTIC TANK. SEE SEPTIC TANK EASEMENT DETAIL.
- SEPTIC TANKS SHALL BE SET ONLY AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED YARD GRADE AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 26" INCHES HIGH FROM THE TOP OF THE TANK.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
- A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. _____, PG. _____, R.O.R.C. TN.
- THE SOUTH HAVEN HOMEOWNERS ASSOCIATION COVENANTS AND RESTRICTIONS IS RECORDED IN R.B.K. _____, PG. _____, R.O.R.C. TN.
- LOTS 38-44 & 571 WILL NOT HAVE DIRECT ACCESS TO OCALA ROAD.
- REPAIR OR MAINTENANCE OF ANY IMPROVEMENTS (I.E. DRIVEWAY, LANDSCAPING, UTILITY LINES, RETAINING WALLS, MAILBOXES, ETC.) LOCATED IN A DRAINAGE EASEMENT DUE TO DITCH AND/OR CULVERT MAINTENANCE/REPAIR IS THE RESPONSIBILITY OF THE PROPERTY OWNER.



LOT AREAS

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	12,420	0.285	26	8,450	0.194
2	13,005	0.299	27	10,916	0.251
3	13,005	0.299	28	10,916	0.251
4	12,874	0.296	29	9,772	0.224
5	11,157	0.256	30	10,494	0.241
6	10,400	0.239	31	7,860	0.180
7	11,312	0.260	32	6,280	0.143
8	11,274	0.259	33	8,904	0.204
9	11,247	0.258	34	10,160	0.233
10	11,222	0.258	35	12,347	0.283
11	11,199	0.257	36	15,770	0.362
12	11,181	0.257	37	20,973	0.481
13	11,167	0.256	38	26,311	0.604
14	10,376	0.238	39	20,995	0.482
15	9,510	0.218	40	16,120	0.370
16	8,621	0.198	41	12,922	0.297
17	10,613	0.244	42	11,160	0.256
18	10,115	0.232	43	9,618	0.221
19	8,766	0.201	44	9,100	0.209
20	9,377	0.215	563	10,400	0.239
21	8,450	0.194	564	10,400	0.239
22	8,450	0.194	565	11,317	0.260
23	8,450	0.194	566	10,400	0.239
24	8,450	0.194	567	10,400	0.239
25	8,450	0.194			

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 RUTHERFORD COUNTY, TENNESSEE, PLANNING COMMISSION, THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1/10,000 OR GREATER, AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.

DATE _____
 REGISTERED SURVEYOR
 TENN. R.L.S. No. _____

LINE DATA

LINE	BEARING	DISTANCE
L1	N83°02'33"E	19.37'
L2	N71°04'49"E	38.97'
L3	N27°24'05"E	39.01'
L4	N05°32'50"E	36.56'
L5	N42°04'19"E	31.39'
L6	N08°23'27"W	32.53'
L7	N25°01'17"E	23.25'
L8	N32°34'59"E	39.46'

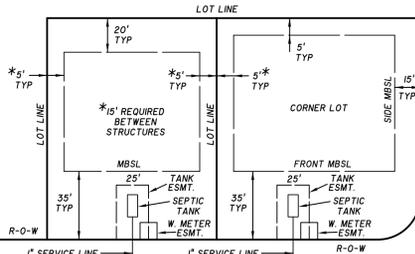
*** REQUIRED MINIMUM BUILDING PAD & MINIMUM FINISHED FLOOR ELEVATION**

LOT NOS.	MIN. BLDG. ELEV.	MIN. FIN. FLOOR ELEV.	REASON	FEMA FLOOD ELEV.
3	613.0	615.0	FEMA FLOOD	610.0
4, 5, 6, 7	613.0	614.0	FEMA FLOOD	610.0
153	613.0	612.0	FEMA FLOOD	613.0
20, 21	609.0	610.0	LOCAL DRAINAGE	N/A
25, 26, 27	610.0	610.0	LOCAL DRAINAGE	N/A
41	626.0	N/A	LOCAL DRAINAGE	N/A
42	625.0	N/A	LOCAL DRAINAGE	N/A

MINIMUM BUILDING PADS AND/OR FLOOR ELEVATIONS HAVE BEEN ESTABLISHED ON LOTS NOT WITHIN A FEMA 100 YEAR FLOOD HAZARD AREA TO PROTECT THE HOMEOWNER FROM POSSIBLE HIGH WATER IN NEARBY LOCAL DRAINAGE SYSTEMS.

CURVE DATA

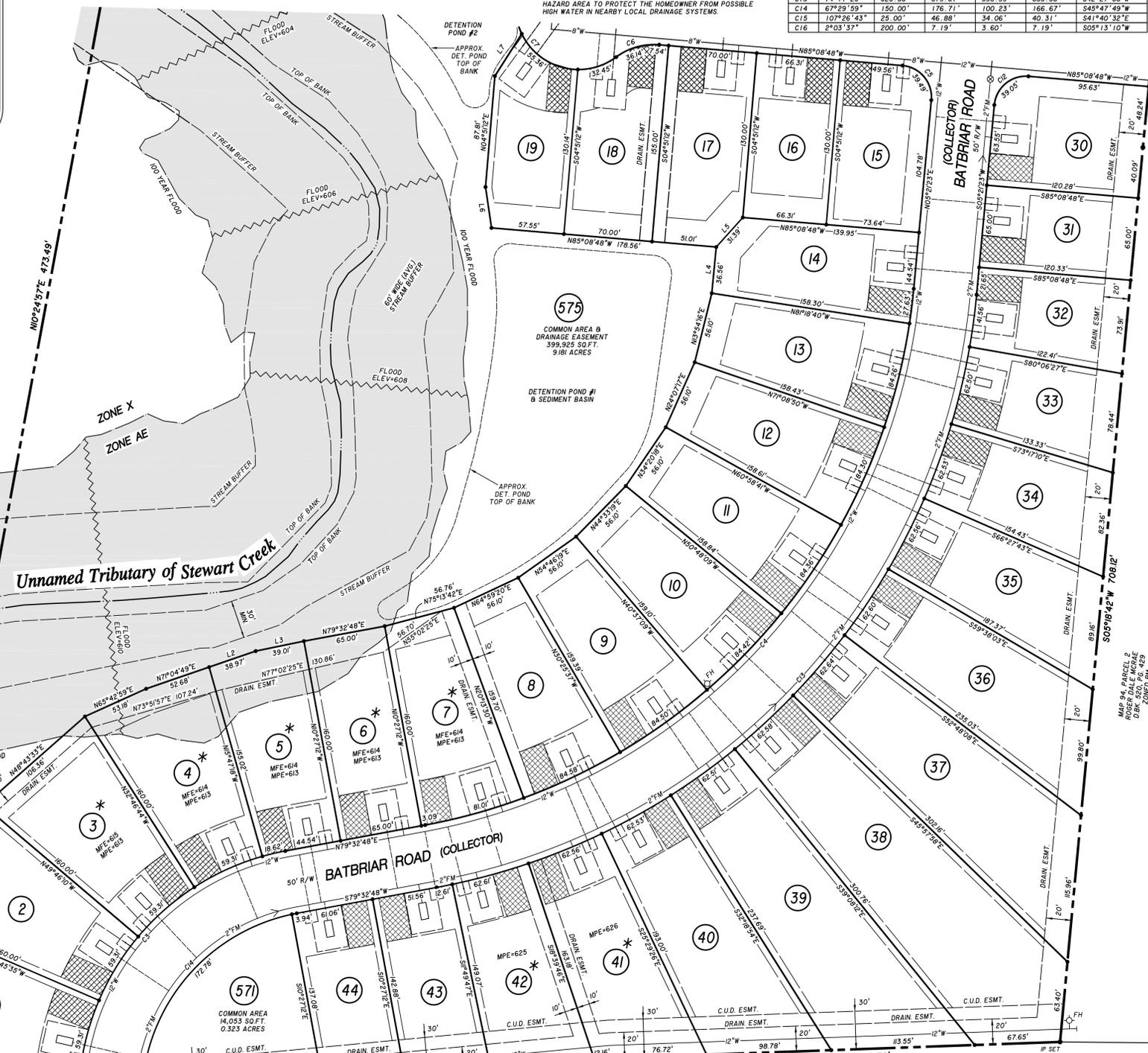
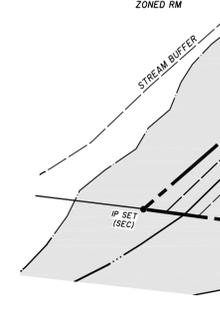
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	31°00'55"	275.00'	148.86'	76.30'	147.05'	S10°39'15"E
C2	80°24'45"	25.00'	35.09'	21.13'	32.28'	N44°23'44"E
C3	75°21'27"	200.00'	263.05'	154.46'	244.49'	N41°52'05"E
C4	74°11'25"	475.00'	615.06'	359.18'	572.38'	N42°27'06"E
C5	90°30'11"	25.00'	35.09'	25.22'	35.51'	N35°53'42"W
C6	41°24'35"	50.00'	36.14'	18.90'	35.36'	S74°08'55"W
C7	172°48'09"	50.00'	150.81'	796.86'	99.60'	N40°08'48"W
C8	41°24'35"	50.00'	36.14'	18.90'	35.36'	N25°33'30"E
C9	90°00'00"	25.00'	35.27'	25.00'	35.36'	S40°08'48"E
C10	90°00'00"	25.00'	39.27'	25.00'	35.36'	N49°51'12"E
C11	90°00'00"	25.00'	39.27'	25.00'	35.36'	S40°08'48"E
C12	89°29'49"	25.00'	39.05'	24.78'	35.20'	S50°06'18"W
C13	74°11'25"	525.00'	679.81'	396.99'	633.30'	S42°27'06"W
C14	67°29'59"	150.00'	176.71'	100.23'	166.67'	S49°47'49"W
C15	107°26'43"	25.00'	46.88'	34.06'	40.31'	S41°40'32"E
C16	2°03'37"	200.00'	7.19'	3.60'	7.19'	S05°13'10"W



- SEPTIC TANK IS 6' X 13'.
- TANK EASEMENT SHALL EXTEND 10 FT. MINIMUM BEYOND PLACEMENT OF TANK IN FIELD.
- WATER METER TO BE 10' FROM SEPTIC TANK.

C.U.D. NOTE:
 LOTS 1 THRU 44 WILL REQUIRE A PLOT PLAN SUBMITTED TO C.U.D. FOR APPROVAL.

MAP 77, P/O PARCEL 64.01
 CLAYTON WEST
 R.B.K. 109, PG. 2094
 ZONED RM



FINAL PLAT

Section 1
South Haven
SUBDIVISION

4th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 WWW.SEC-CIVIL.COM

OWNER:
 SOUTH HAVEN DEVELOPMENT GROUP, LLC
 621 BRADLEY COURT
 FRANKLIN, TN 37067
 MAP 76, P/O PARCELS 39.02, 39.03
 MAP 77, P/O PARCEL 64.01
 MAP 77, PARCELS 62, 64
 MAP 94, PARCELS 34, 101
 R.B.K. 1377, PG. 1304, R.O.R.C. TN.

SITE DATA:
 TOTAL AREA = 29.238 ACRES
 AREA IN RIGHT-OF-WAY = 2.418 ACRES
 AREA IN 2 COMMON AREAS = 9.504 ACRES
 AREA IN C.U.D. LOT = 4.574 ACRES
 NO. OF RESIDENTIAL LOTS = 49
 MINIMUM LOT SIZE = 5500 SQ.FT.
 ZONING = PUD

LEGEND
 ○ IRON PIN (FOUND)
 ● IRON PIN SET (NEW)
 □ CONC. MONUMENT (FOUND)
 ○ WATER LINE W/FIRE HYD.
 ○ 2"FM STEP SYSTEM FORCE MAIN
 □ APPROVED DRIVEWAY LOCATION

DATE OF RECORDING: _____
 TIME OF RECORDING: _____
 PLAT BOOK _____, PAGE _____

PROJ. # 12104
 DATE: 4-04-16
 REV: 4-14-16
 FILE: SHSECIPLAT
 DRAWN BY: ACAD/JWG
 SCALE: 1" = 50'
 SHEET 1 OF 2