

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	12,074	0.276	29	9,772	0.224
5	11,157	0.256	30	10,494	0.241
6	10,400	0.239	31	7,820	0.180
7	11,312	0.260	32	8,280	0.190
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			

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
REMAINING LANDS OF
SOUTH HAVEN
DEVELOPMENT GROUP, LLC
R.B.K. 1377, PG. 1304
239.09 ACRES
ZONED PUD

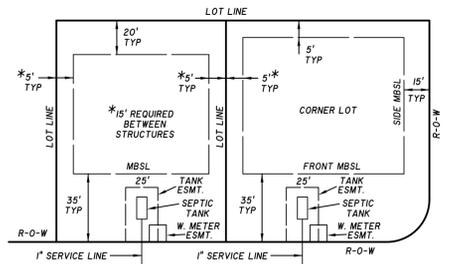
MAP 94, P/O PARCEL 1.01
REMAINING LANDS OF
SOUTH HAVEN
DEVELOPMENT GROUP, LLC
R.B.K. 1377, PG. 1304
239.09 ACRES
ZONED PUD

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°11'55"	475.00'	615.06'	359.18'	572.98'	N42°27'06"E
C5	90°30'11"	25.00'	39.49'	25.22'	35.51'	N39°53'42"W
C6	41°24'35"	50.00'	36.14'	18.90'	35.36'	S74°08'55"W
C7	172°49'09"	50.00'	150.81'	796.86'	99.80'	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'	39.27'	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'	653.30'	S42°27'06"W
C14	67°29'59"	150.00'	176.71'	100.23'	166.67'	S45°47'49"W
C15	107°26'43"	25.00'	46.89'	34.06'	40.31'	S41°40'32"E
C16	2°03'37"	200.00'	7.19'	3.60'	7.19'	S05°13'10"W

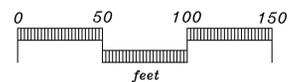
LINE DATA

LINE	BEARING	DISTANCE
L1	N83°05'33"E	18.37'
L2	N71°04'49"E	38.97'
L3	N78°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	N57°01'17"E	23.25'
L8	N32°34'59"E	39.46'



- 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.

MINIMUM BUILDING SETBACKS & SEPTIC TANK EASEMENT DETAIL
N.T.S.



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

LOT NOS.	MIN. BLDG. PAD ELEV.	MIN. FIN. FLOOR ELEV.	REASON	FEMA FLOOD ELEV.
3	613.0	615.0	FEMA FLOOD	610.0
4, 5, 6, 7	615.0	614.0	FEMA FLOOD	610.0
9, 10	619.0	620.0	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 F.E.M.A. 100 YEAR FLOOD HAZARD AREA TO PROTECT THE HOMEOWNER FROM POSSIBLE HIGH WATER IN NEARBY LOCAL DRAINAGE SYSTEMS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT 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

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 1:100,000 OR GREATER, AND THAT MONUMENTS HAVE BEEN/WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.

SEC. INC.

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

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "SOUTH HAVEN, SECTION I" 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 I" 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

CERTIFICATION OF 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

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, 1.01
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

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

FINAL PLAT

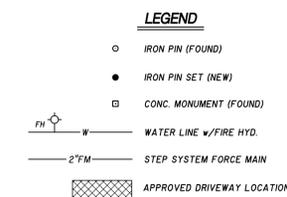
**Section 1
South Haven
SUBDIVISION**

4th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

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

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 • FAX: (615) 895-2567

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



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

MAP 94, P/O PARCEL 34
REMAINING LANDS OF
SOUTH HAVEN
DEVELOPMENT GROUP, LLC
R.B.K. 1377, PG. 1304
239.09 ACRES
ZONED PUD

MAP 94, PARCELS 2, 3
ROSEDALE WALK
R.B.K. 560, PG. 429
ZONED RM