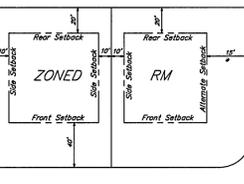


ZONING: RM = Residential Medium-Density
 FRONT SETBACK: 40'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'
 *Alternate Corner Setback = See Note 8



TYPICAL BUILDING SETBACK DETAIL

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: 1463
 Page: 2737
 JERAMIE TABER
 OAKLAND DEVELOPMENTS, LLC

Certificate of Accuracy
 I hereby certify that this is a category "1" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications of the County Engineer.

Date _____
 Surveyor _____
 Tennessee Reg. No. _____

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 County Registrar.

Date _____
 SECRETARY, PLANNING COMMISSION

CERTIFICATE OF WATER
 I hereby certify that the subdivision plat entitled "FINAL PLAT, SECTION I NORTH SIDE ESTATES" has been approved by the engineers for 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 _____
 OFFICIAL, CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER
 Middle Tennessee Electric Membership Corporation (MEMEC) will provide electric service to the subject property according to the normal operating practices of MEMEC as defined in the Rules and Regulations, By-laws, Policy Bulletins and Operational Bulletins of MEMEC. No electric service will be provided until MEMEC's requirements have been met.

Date _____
 MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

CERTIFICATE OF S.T.E.P.
 I hereby certify that the subdivision plat entitled "FINAL PLAT - SECTION I NORTH SIDE ESTATES" has been received by Consolidated Utilities District for review and soils analysis. Design and construction will meet Consolidated Utilities District's specifications. Construction will not start until a notice to proceed is given by Consolidated Utilities District.

Date _____
 OFFICIAL, CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY



LOCATION MAP
 N.T.S.

LINE TABLE

LINE	BEARING	LENGTH
L1	S24°11'16"W	41.81'
L2	S24°11'16"W	41.71'
L3	S82°58'22"E	5.40'
L4	S82°47'29"E	9.84'
L5	S81°50'20"E	19.22'
L6	S81°50'20"E	17.25'
L7	S07°18'18"W	24.47'
L8	S85°28'44"E	38.86'
L9	S07°18'18"W	24.92'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	200.18'	6078.85'	153.12'	S30°42'28"W
C2	88.27'	6078.85'	074.02'	S71°10'36"W
C3	94.98'	6078.85'	079.14'	S170°15'58"W
C4	83.69'	6078.85'	074.26'	S185°53'33"W
C5	81.40'	6078.85'	074.02'	S44°19'17"W
C6	79.71'	6078.85'	074.14'	S122°14'48"W
C7	56.22'	35.00'	22°08'50"	S81°51'05"W
C8	54.36'	35.00'	20°38'42"	S07°14'47"E
C9	118.62'	6078.85'	119.21'	S172°14'48"W
C10	418.78'	6078.85'	376.46'	S32°58'53"W
C11	27.25'	35.00'	4°58'52"	S74°17'39"E
C12	31.81'	35.00'	3°59'02"	N07°11'05"W
C13	59.50'	50.00'	68°11'09"	N25°05'58"W
C14	43.28'	50.00'	49°18'07"	N34°47'37"E
C15	71.57'	50.00'	52°52'50"	N07°28'32"E
C16	27.55'	35.00'	4°58'52"	S67°28'18"W
C17	34.98'	35.00'	40°00'00"	N07°24'40"W
C18	43.27'	278.00'	720.21'	S174°18'18"W
C19	27.55'	35.00'	4°58'52"	S67°28'18"W
C20	30.51'	278.00'	671.41'	S07°42'08"W
C21	12.80'	35.00'	2°10'30"	N43°04'05"E
C22	74.65'	35.00'	24°00'10"	N27°17'01"E
C23	63.27'	35.00'	24°41'11"	S71°15'07"W
C24	82.01'	50.00'	100°17'41"	S07°28'02"E
C25	72.81'	35.00'	20°28'21"	S70°54'30"W
C26	74.24'	35.00'	24°02'51"	N07°14'00"W
C27	44.80'	35.00'	10°00'00"	S02°34'44"E
C28	54.88'	35.00'	10°28'46"	N02°28'31"W
C29	34.88'	35.00'	10°00'00"	S68°11'09"W
C30	30.51'	278.00'	671.41'	S68°01'01"E
C31	71.65'	278.00'	730.38'	S66°54'01"E
C32	81.34'	278.00'	1538.37'	S07°44'46"E
C33	85.24'	278.00'	1251.81'	S174°18'18"W
C34	57.17'	35.00'	6°32'11"	N10°26'28"W
C35	58.88'	35.00'	6°30'22"	S63°51'11"E
C36	53.18'	358.00'	21.14'	N85°55'11"W
C37	16.65'	528.00'	148.08'	N12°44'53"E
C38	18.11'	478.00'	210.59'	N85°55'11"W
C39	12.85'	278.00'	202.51'	S174°18'18"W
C40	74.04'	500.00'	136.13'	S62°38'37"E
C41	15.44'	588.00'	138.51'	S68°01'01"E
C42	55.51'	35.00'	10°28'46"	N02°28'31"W
C43	34.44'	35.00'	6°32'11"	S63°51'11"E
C44	100.38'	6078.85'	100.38'	N171°13'31"E
C45	100.09'	6078.85'	058.52'	N30°09'43"E

- PLAT NOTES
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days in advance. 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.
 - Underground utilities shown are located using available above-ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
 - It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding, to the lot or under the house, from its structure to the drainage system constructed by the subdivision developer.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainages including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot owners of this construction.
 - Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission.
 - All lots shall be served by a sewage system located on Lot 32. A sign notifying the public that this subdivision is serviced by a decentralized sewer system shall be placed and maintained as indicated on the plat 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.
 - The applicable zoning ordinance allows for an alternate setback of 12 times the assured side yard setback (15') or one street frontage on corner lots provided a rear setback is provided opposite the normal front setback on the other street frontage.
 - Contact Consolidated Utility District for water line design, including water line sizes and fire hydrant locations. Water service, domestic and fire protection are provided by C.U.D. All main water line taps are to be made by C.U.D. The owner/developer for budget purposes should contact C.U.D. for related fees to project which may be substantial. Contact Jennifer Wood with C.U.D. (615-225-3311) for water meter specifications. The developer must post bond, \$2,000 or \$250 for each valve box (whichever is greater), whenever the subject project has valve boxes that are located within pavement upon completion of the proposed water system extension.
 - Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. The streets identified on this plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
 - The detention ponds on lot 31 and in the off-site detention easement are not buildable lots of record and will be maintained by the homeowners association.
 - Lots 11-21 and 28-30 will need compaction letters submitted to building codes department prior to issuance of building permits.
 - Minimum finished floor elevations and minimum pod elevations established from 2010 Aerial flood images.
 - All property owners and occupants of all man-made structures within 0.5 miles of the project area must be notified of their right to a pre-blast survey.
 - Box culvert to have TDOT approved headwalls. See TDOT Standard Drawings D-PE-1 and D-PE-4.
 - IN ACCORDANCE TO RUTHERFORD COUNTY'S SUBDIVISION REGULATIONS, ARTICLE IV, SECTION B 5, RUTHERFORD COUNTY ENGINEERING MUST APPROVE AS-BUILT DRAWINGS PRIOR TO ISSUANCE OF RELEASE OF LOTS FOR HOME CONSTRUCTION.
 - LOTS 1 AND 5-11 SHALL NOT HAVE DIRECT ACCESS TO LASCASSAS PIKE/ STATE ROUTE (SR) 95.
 - THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR ALL STORMWATER INFRASTRUCTURE IN THIS SECTION.
 - A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN RECORD BOOK _____ PAGE _____.
 - LOTS 1, 12-18, 20, 28, 29 AND 30 HAVE GREATER THAN TWO FOOT OF FILL.
 - THE GATE TO THE ACCESS EASEMENT TO PITTS LANE (RECORDED IN RECORD BOOK 1463, PAGE 2750) SHALL BE EQUIPPED WITH A YELP SENSOR FOR EMERGENCY VEHICLES.

Robert Schaffer
 Deed Book 351, Page 373

REQUIRES PLOT PLAN
 PER C.U.D. STANDARDS
 (SEE TYPICAL)

- LEGEND FOR MONUMENTS
- IPS ○ IRON PIN SET
 - IPF ○ IRON PIN FND.
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - ▲ NAIL
 - CONG. MARKER FND.



100' 0 100'

49.07± ACRES
 58 RESIDENTIAL LOTS
 +1 COMMON AREA LOT
 +1 STEP SYSTEM LOT
 DEVELOPER: OAKLAND DEVELOPMENTS, LLC
 ATTENTION: JERAMIE TABER
 ADDRESS: P.O. BOX 331258
 MURFREESBORO, TN 37133
 TAX MAP: 08, PARCEL: 97.02
 RECORD BOOK 1463, PG 2737
 FLOOD MAP PANEL: 47149C0164H
 FLOOD MAP DATED: JANUARY 5th, 2007
 ZONES: X



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

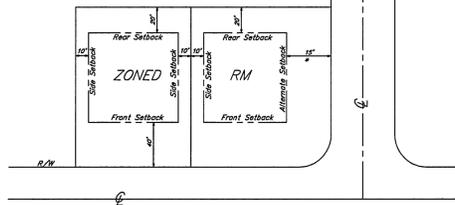
FINAL PLAT
 SECTION I
NORTH SIDE ESTATES
 AT LASCASSAS PIKE

21st CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
 DATE: SEPTEMBER 2016 SCALE 1"= 100' SH. 1 OF 2

MATCHLINE SEE SHEET 2 OF 2

MATCHLINE SEE SHEET 2 OF 2

ZONING: RM = Residential Medium-Density
 FRONT SETBACK: 40'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'
 *Alternate Corner Setback = See Note B

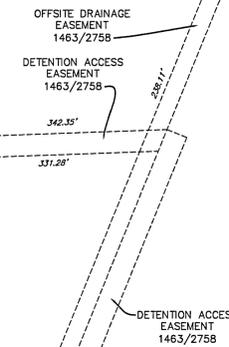
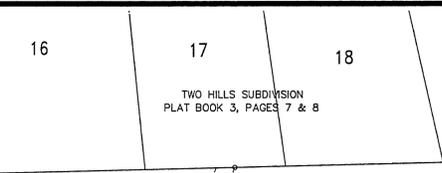


TYPICAL BUILDING SETBACK DETAIL



LOCATION MAP
N.T.S.

MATCHLINE SEE SHEET 1 OF 2



LINE	BEARING	LENGTH
L1	S24°31'16"W	41.91'
L2	S24°31'16"W	41.71'
L3	S82°58'28"E	5.40'
L4	S82°47'29"E	8.64'
L5	S81°50'20"E	19.90'
L6	S81°50'20"E	17.85'
L7	S02°18'18"W	24.47'
L8	S02°28'54"W	38.86'
L9	S02°18'18"W	24.82'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	200.18'	6078.65'	1°24'12"	S20°49'29"W	200.18'
C2	88.72'	6078.65'	0°49'09"	S19°10'36"W	86.72'
C3	84.88'	6078.65'	0°34'42"	S13°01'58"W	84.88'
C4	83.89'	6078.65'	0°41'28"	S13°52'43"W	83.89'
C5	81.40'	6078.65'	0°46'09"	S14°39'17"W	81.40'
C6	78.77'	6078.65'	0°44'32"	S15°24'34"W	78.77'
C7	56.89'	35.00'	82°08'30"	S91°11'05"W	56.41'
C8	54.38'	35.00'	85°09'17"	S92°34'07"E	49.08'
C9	116.82'	6078.65'	1°05'23"	S17°27'48"W	116.82'
C10	418.78'	6078.65'	3°06'48"	S19°08'33"W	418.69'
C11	37.53'	35.00'	49°09'17"	S74°37'07"E	26.84'
C12	33.15'	50.00'	37°59'05"	N78°11'58"W	32.54'
C13	39.50'	50.00'	68°11'09"	N20°02'58"W	36.05'
C14	43.98'	50.00'	49°39'09"	N33°47'07"E	41.95'
C15	21.32'	50.00'	24°25'58"	N70°48'27"E	21.16'
C16	27.55'	35.00'	45°05'57"	S60°08'18"W	26.84'
C17	54.88'	35.00'	80°09'09"	N02°04'00"W	49.50'
C18	33.79'	225.00'	7°02'21"	S14°24'58"W	33.77'
C19	50.63'	225.00'	13°24'04"	S11°15'18"W	50.51'
C20	30.83'	225.00'	6°21'41"	S02°49'09"W	30.50'
C21	12.89'	35.00'	21°05'58"	N13°04'55"E	12.81'
C22	14.88'	35.00'	24°00'19"	N5°17'53"E	14.88'
C23	60.92'	50.00'	74°44'11"	S12°15'07"W	60.00'
C24	82.03'	50.00'	105°27'43"	S5°20'50"E	78.58'
C25	12.81'	35.00'	20°58'11"	S79°43'30"W	12.74'
C26	14.74'	35.00'	24°02'58"	N72°30'18"E	14.63'
C27	54.88'	35.00'	80°00'00"	S20°28'44"E	49.50'
C28	54.88'	35.00'	80°00'00"	N02°28'44"E	49.50'
C29	54.88'	35.00'	80°00'00"	S02°28'44"E	49.50'
C30	20.00'	225.00'	5°05'14"	S88°01'31"E	18.88'
C31	13.65'	225.00'	2°50'57"	S88°24'03"E	13.65'
C32	61.92'	225.00'	10°38'57"	S78°26'46"E	61.13'
C33	85.74'	225.00'	12°15'31"	S77°15'18"E	85.40'
C34	27.11'	35.00'	43°29'53"	N19°28'39"W	26.98'
C35	86.84'	35.00'	86°30'27"	S20°33'51"W	42.97'
C36	23.18'	325.00'	2°11'48"	N84°55'21"W	23.18'
C37	18.88'	325.00'	1°48'09"	N02°44'53"W	18.88'
C38	18.10'	425.00'	2°10'59"	N85°05'45"W	18.10'
C39	17.85'	425.00'	2°09'55"	N82°58'18"W	17.85'
C40	14.84'	500.00'	1°35'13"	S82°38'37"E	14.84'
C41	15.45'	500.00'	1°38'53"	S82°38'37"E	15.45'
C42	55.81'	35.00'	80°52'20"	S38°02'52"E	49.87'
C43	54.44'	35.00'	80°09'09"	S13°52'08"W	49.12'
C44	120.38'	6078.65'	1°08'04"	N11°12'03"E	120.38'
C45	100.09'	6078.65'	0°36'36"	N30°08'43"E	100.09'

MATCHLINE SEE SHEET 1 OF 2

BOBBY LEE PITTS ETAL
RECORD BOOK 543, PAGE 2952

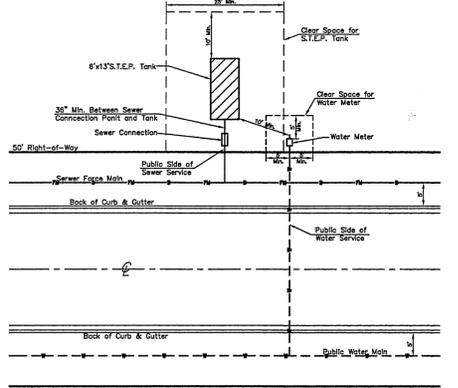
BOBBY LEE PITTS ETAL
RECORD BOOK 543, PAGE 2952

ROBERT SCHAFFER
DEED BOOK 351, PAGE 373

BOBBY LEE PITTS ETAL
RECORD BOOK 543, PAGE 2952

OFFSITE DRAINAGE
EASEMENT
1463/2758

- PLAT NOTES**
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in 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.
 - Underground utilities shown were located using available above-ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
 - It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
 - Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission.
 - All lots shall be served by a sewage system located on Lot 32. A sign notifying the public that this subdivision is served by a decentralized sewer system shall be placed and maintained as indicated on the plat by the developer until all homes are built & 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.
 - The applicable zoning ordinance allows for an alternate setback of 12 times the required side yard setback (15') for one street frontage on corner lots provided a rear setback is provided opposite the normal front setback on the other street frontage.
 - Contact Consolidated Utility District for water line design, including water line sizes and fire hydrant locations. Water service, domestic and fire protection are provided by C.U.D. All main water line taps are to be made by C.U.D. The owner/developer for budget purposes should contact C.U.D. for related fees to project which may be substantial. Contact Jennifer Wood with C.U.D. (615-225-3311) for water meter specifications. The developer must post bond, \$2,000 or \$250 for each valve box (whichever is greater), whenever the subject project has valve boxes that are located within pavement upon completion of the proposed water system extension.
 - Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. The streets identified on this plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
 - The detention ponds on lot 31 and in the offsite detention easement are not buildable lots of record and will be maintained by the homeowners association.
 - Lots 11-21 and 25-30 will need compactness letters submitted to building codes department prior to issuance of building permits.
 - Minimum finished floor elevations and minimum pad elevations established from 2010 Aerial flood images.
 - All property owners and occupants of all man-made structures within 0.5 miles of the project area must be notified of their right to a pre-blast survey.
 - Box culvert to have TDOT approved headwalls. See TDOT Standard Drawings D-PE-1 and D-PE-4.
 - IN ACCORDANCE TO RUTHERFORD COUNTY'S SUBDIVISION REGULATIONS, ARTICLE IV, SECTION B 5, RUTHERFORD COUNTY ENGINEERING MUST APPROVE AS-BUILT DRAWINGS PRIOR TO ISSUANCE OF RELEASE OF LOTS FOR HOME CONSTRUCTION.
 - LOTS 1 AND 5-11 SHALL NOT HAVE DIRECT ACCESS TO LASCASSAS PIKE/ STATE ROUTE (SR) 66.
 - THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR ALL STORMWATER INFRASTRUCTURE IN THIS SECTION.
 - A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN RECORD BOOK _____ PAGE _____.
 - LOTS 1, 12-18, 20, 28, 29 AND 30 HAVE GREATER THAN TWO FOOT OF FILL.
 - THE GATE TO THE ACCESS EASEMENT TO PITTS LANE (RECORDED IN RECORD BOOK 1463, PAGE 2758) SHALL BE EQUIPPED WITH A YELP SENSOR FOR EMERGENCY VEHICLES.



TYPICAL EASEMENT LAYOUT FOR STEP LOTS

NOTES:
 1. Structures, driveways, sidewalks, mailboxes, drainage easements, landscaping and other utilities will not be allowed in the Clear Space Areas shown.
 2. The public water mains and public sewer mains shall be installed 5 feet behind the curb line and will not be allowed to be under sidewalks running parallel with the road right-of-way.
 3. The public water mains or public sewer mains shall be 5 feet from the road right-of-way line. If 5 feet cannot be obtained within the road right-of-way, the mains must be installed 5 feet beyond the road right-of-way.



- LEGEND FOR MONUMENTS**
- IRON PIN SET
 - IRON PIN FND.
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - HAIL
 - CONC. MARKER FND.

49.07± ACRES
 58 RESIDENTIAL LOTS
 +1 COMMON AREA LOT
 +1 STEP SYSTEM LOT

DEVELOPER: OAKLAND DEVELOPMENTS, LLC
 ATTENTION: JERAMIE TABER
 ADDRESS: P.O. BOX 331258
 MURFREESBORO, TN 37133
 TAX MAP: 66, PARCEL: 97.02
 RECORD BOOK 1463, PG. 2737
 FLOOD MAP PANEL: 47149C0164H
 FLOOD MAP DATED: JANUARY 5th, 2007
 ZONES: X



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

FINAL PLAT

SECTION I
NORTH SIDE ESTATES
 AT LASCASSAS PIKE

21st CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: SEPTEMBER 2016 SCALE 1"= 100' SH. 2 OF 2