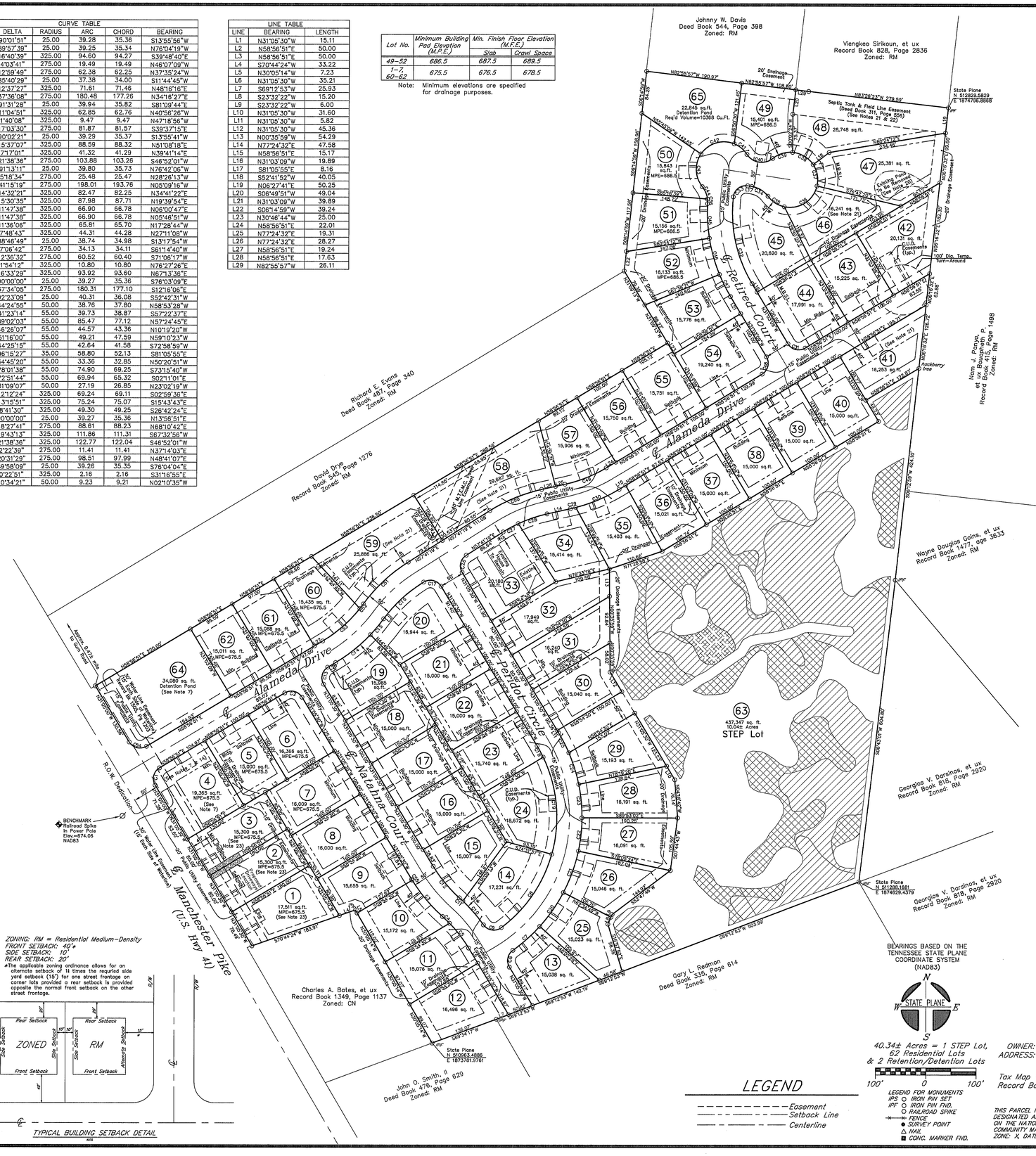
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	90°01'51"	25.00	39.28	35.36	S13°55'56"W
C2	89°57'39"	25.00	39.25	35.34	N76°04'19"W
C3	16°40'39"	325.00	94.60	94.27	S39°48'40"E
C4	4°03'41"	275.00	19.49	19.49	N46°07'09"W
C5	12°59'49"	275.00	62.38	62.25	N37°35'24"W
C6	85°40'29"	25.00	37.38	34.00	S11°44'45"W
C7	12°37'27"	325.00	71.61	71.46	N48°16'16"E
C8	37°36'08"	275.00	180.48	177.26	N34°16'27"E
C9	91°31'28"	25.00	39.94	35.82	S81°09'44"E
C10	11°04'51"	325.00	62.85	62.76	N40°56'26"W
C11	1°40'08"	325.00	9.47	9.47	N47°18'56"W
C12	17°03'30"	275.00	81.87	81.57	S39°13'15"E
C13	90°02'21"	25.00	39.29	35.37	S13°55'41"W
C14	15°37'07"	325.00	88.59	88.32	N51°08'18"E
C15	7°17'01"	325.00	41.32	41.29	N39°41'14"E
C16	21°38'36"	275.00	103.88	103.28	S46°52'01"W
C17	91°31'11"	25.00	39.80	35.73	N76°42'06"W
C18	5°18'34"	275.00	25.48	25.47	N28°26'13"W
C19	41°15'19"	275.00	198.01	193.76	N05°09'16"W
C20	14°32'21"	325.00	82.47	82.25	N34°41'22"E
C21	15°30'35"	325.00	87.98	87.71	N19°39'54"E
C22	11°47'38"	325.00	66.90	66.78	N06°00'47"E
C23	11°47'38"	325.00	66.90	66.78	N05°46'51"W
C24	11°36'06"	325.00	65.81	65.70	N17°28'44"W
C25	7°48'43"	325.00	44.31	44.28	N27°11'08"W
C26	88°46'49"	25.00	38.74	34.98	S13°17'54"W
C27	7°06'42"	275.00	34.13	34.11	S81°14'40"W
C28	12°36'32"	275.00	60.52	60.40	S71°06'17"W
C29	1°54'12"	325.00	10.80	10.80	N76°27'26"E
C30	16°33'29"	325.00	93.92	93.60	N67°13'36"E
C31	90°00'00"	25.00	39.27	35.36	S76°03'09"E
C32	37°34'05"	275.00	180.31	177.10	S12°16'06"E
C33	92°23'09"	25.00	40.31	36.08	S52°42'31"W
C34	44°24'55"	50.00	38.76	37.80	N58°53'28"W
C35	41°23'14"	55.00	39.73	38.87	S57°22'37"E
C36	89°02'03"	55.00	85.47	77.12	N57°24'45"E
C37	46°26'07"	55.00	44.57	43.36	N10°19'20"W
C38	51°16'00"	55.00	49.21	47.59	N59°10'23"W
C39	44°25'15"	55.00	42.64	41.58	S72°58'59"W
C40	96°15'27"	35.00	58.80	52.13	S81°05'55"E
C41	34°45'20"	55.00	33.36	32.85	N50°20'51"W
C42	78°01'38"	55.00	74.90	69.25	S73°15'40"W
C43	72°51'44"	55.00	69.94	65.32	S02°11'01"E
C44	31°09'07"	50.00	27.19	26.85	N23°02'19"W
C45	12°12'24"	325.00	69.24	69.11	S02°59'36"E
C46	13°15'51"	325.00	75.24	75.07	S15°43'43"E
C47	8°41'30"	325.00	49.30	49.25	S26°42'24"E
C48	90°00'00"	25.00	39.27	35.36	N13°58'51"E
C49	18°27'41"	275.00	88.61	88.23	N68°10'42"E
C50	19°43'13"	325.00	111.86	111.31	S87°32'58"W
C51	21°38'36"	325.00	122.77	122.04	S46°52'01"W
C52	2°22'39"	275.00	11.41	11.41	N37°14'03"E
C53	20°31'29"	275.00	98.51	97.99	N48°41'07"E
C54	89°58'09"	25.00	39.26	35.35	S76°04'04"E
C55	0°22'51"	325.00	2.16	2.16	S31°16'55"E
C56	10°34'21"	50.00	9.23	9.21	N02°10'35"W

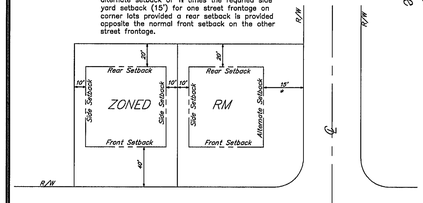
LINE TABLE		
LINE	BEARING	LENGTH
L1	N31°05'30"W	15.11
L2	N58°56'51"E	50.00
L3	N58°56'51"E	50.00
L4	S70°44'24"W	33.22
L5	N30°05'14"W	7.23
L6	N31°05'30"W	35.21
L7	S69°12'53"W	25.93
L8	S23°32'22"W	15.20
L9	S23°32'22"W	6.00
L10	N31°05'30"W	31.60
L11	N31°05'30"W	5.82
L12	N31°05'30"W	45.36
L13	N00°35'59"W	54.29
L14	N77°24'32"E	47.58
L15	N58°56'51"E	15.17
L16	N31°03'09"W	19.89
L17	S81°05'55"E	8.16
L18	S52°41'52"W	40.05
L19	N06°27'41"E	50.25
L20	S06°49'51"W	49.04
L21	N31°03'09"W	39.89
L22	S06°14'59"W	39.24
L23	N30°46'44"W	25.00
L24	N58°56'51"E	22.01
L25	N77°24'32"E	19.31
L26	N77°24'32"E	28.27
L27	N58°56'51"E	19.24
L28	N58°56'51"E	17.63
L29	N82°55'57"W	26.11

Lot No.	Minimum Building Pad Elevation (M.F.E.)	Min. Finish Floor Elevation (M.F.E.)	
		Slab	Crawl Space
49-52	686.5	687.5	689.5
1-7, 60-62	675.5	676.5	678.5

Note: Minimum elevations are specified for drainage purposes.



ZONING: RM = Residential Medium-Density
FRONT SETBACK: 40'*
SIDE SETBACK: 10'
REAR SETBACK: 20'
*The applicable zoning ordinance allows for an alternate setback of 1/4 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.



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)

40.34± Acres = 1 STEP Lot, 62 Residential Lots & 2 Retention/Detention Lots

100' 0 100'

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.

LEGEND
Easement
Setback Line
Centerline

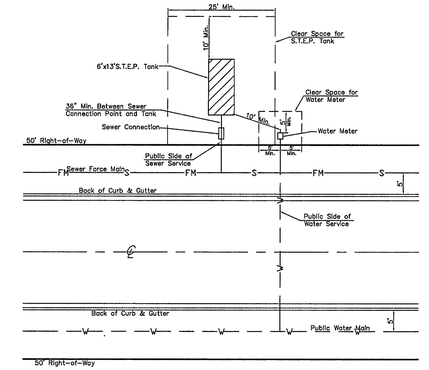
OWNER: JJ & F Partnership
ADDRESS: 6655 Jacobs Road
Murfreesboro, TN 37127

Tax Map 151, Parcel 75.04
Record Book 1432, Page 1134

THIS PARCEL IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 47149, PANEL NO. 0402H. ZONE: X, DATED 01-05-07.

PLAT NOTES

1. The purpose of this plan is to create 62 residential lots, two retention/detention lots and one STEP lot.
2. 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.
3. 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.
4. 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.
5. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
6. 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 this 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.
7. Per the RCRPC, Lot 4 and Lot 64 shall have vehicular access only to Alameda Drive (no direct vehicular access to Manchester Pike).
8. Contact Consolidated Utility District (C.U.D.) 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 this project which may be substantial.
9. The soil types and locations shown hereon are taken from a soils map provided by Randy Dickerson, dated 09-01-06. T.D.E.C., Division of Ground Water Protection maintains a copy of the soils map and has reviewed this final plat for conformance with same. Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
10. 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 15 days to denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
11. Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance; by installing perimeter controls such as sediment barriers, filters, or dikes, or sediment basins; or by a combination of such measures.
12. Areas within subdivision defined as floodway or sinkholes shall be designated conservation easements and no structures, fill, or building shall be permitted.
13. No fill material, rubbish, or building may be placed in any natural drainageway such as streambeds, sinkholes, underground streams or channels, or wet weather streambeds or floodways.
14. The applicable zoning ordinance allows for an alternate setback of 1/4 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.
15. This subdivision will be served with a step system designed by Huddleston-Steele Engineering, Inc.
16. All lots shall be served by a sewage system on Lot 63. 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 to the septic tank. Lot 63 will be owned and maintained by C.U.D.
17. Sewage system to be operational before building permits will be issued.
18. 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.
19. Per the Rutherford County Regional Planning Commision(R.C.R.P.C.), end road construction at 15 feet from property line.
20. The existing pond on lot 47 is to be drained, demucked, and filled with suitable material under the direction of a licensed geotechnical engineer with the results of testing to be provided to the Rutherford County Building Codes.
21. Per the R.C.R.P.C., the proposed houses on Lots 41, 46, 48, 58 and 59 must be laid out by a registered surveyor due to the narrow building areas.
22. Per the R.C.R.P.C., no accessory structures shall be placed within the existing septic tank & field line easement (Deed Book 311, Page 556) located on Lot 48.
23. No work within the right-of-way or roadway or driveway connection to Manchester Highway (U.S. Route 41) without the prior written approval of the Tennessee Department of Transportation (T.D.O.T.).
24. A Homeowners' Association (Record Book _____, Page _____) is to maintain the Common/Detention Areas (Lots 64 & 65).
25. Per the R.C.R.P.C., a long-term maintenance agreement is required for this development. This Agreement is recorded in Record Book _____, Page _____.
26. Per the R.C.R.P.C., repair or maintenance of any improvements, (i.e., driveways, 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.



TYPICAL EASEMENT LAYOUT FOR STEP LOTS
N.T.S.

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 achieved within the road right-of-way, the mains must be installed 5 feet beyond the road right-of-way.

LOCATION MAP
N.T.S.

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.

JJ & F Partnership

Date — Ralph Farrer

Record Book 1432, Page 1134

H. Allen Jones

James H. Jacobs, II

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Rutherford County, Tennessee, Planning Commission and that the monuments have been placed as shown hereon to the specifications of the County Road Commissioner or the City Engineer.

3-29-10
Date

Johnnie H. Leonard, III, R.L.S. No. 2189

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 Electric

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, bylaws, 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 website at www.mtemc.com <http://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 — M.T.E.M.C. Official

Certificate of Water Service

I hereby certify that the subdivision plat entitled "ALAMEDA" has been approved by the engineers for Consolidated Utility District of Rutherford County (CUDRC) for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with Consolidated Utility District of Rutherford County (CUDRC) specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date — Consolidated Utility District Official

Certificate of Approval of Sewer STEP System

I hereby certify that the subdivision plat entitled "ALAMEDA" 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 Utility District.

Date — Consolidated Utility District Official

I hereby certify that this is a category "1" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon and that this survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors.

JOHNNIE H. LEONARD III — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — 2189 — 3-29-10

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084, FAX: 893 - 0080

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

Final Plat
ALAMEDA
Manchester Highway
24th Civil District of Rutherford County, Tennessee

Date: March, 2018	Scale: 1"=100'	Sheet 1 of 1

C:\Land Projects 3\Ferrer(Smith)Manchester Hwy\dwg\Alameda Subdivision.dwg, 3/29/2018 11:12:25 AM, ACAD109