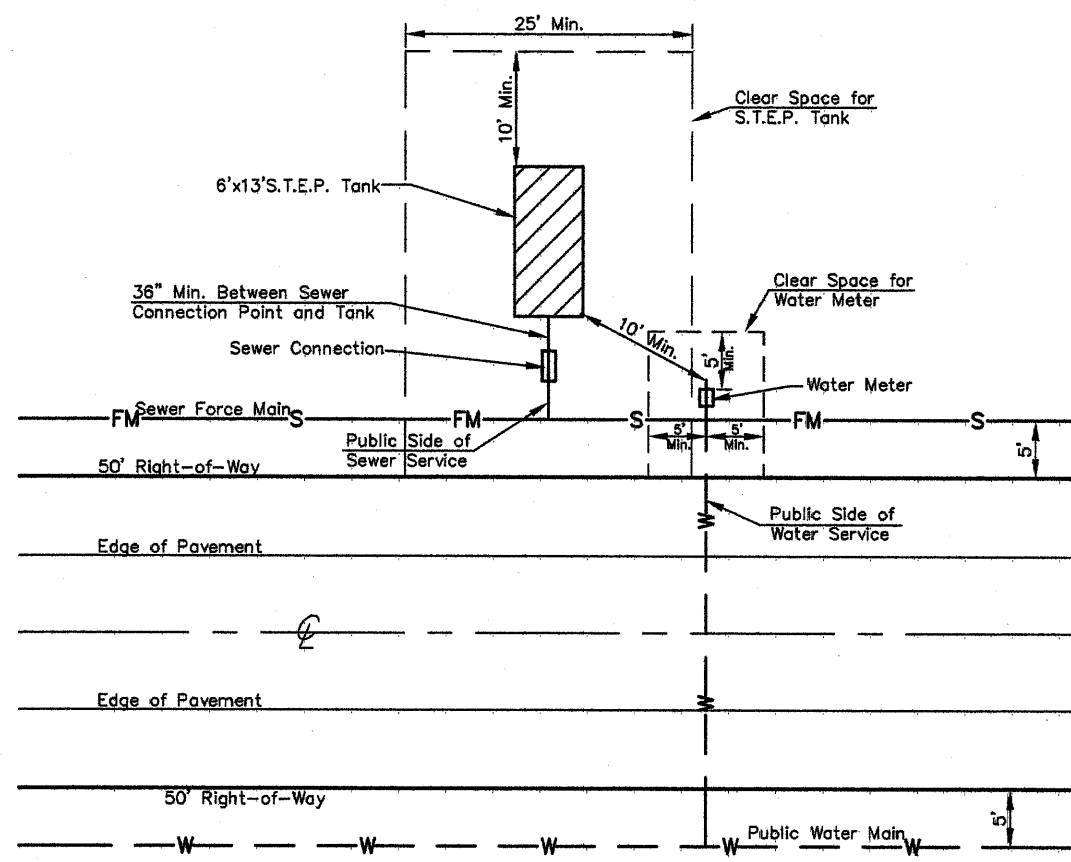


Lot Number	Minimum Building Pad Elevation	Minimum Finish Floor Elevation
181-183	577.0	580.0
195-198	575.0	578.0
199	574.0	577.0
200-202	573.0	576.0
205-224	573.0	576.0
228-232	573.0	576.0



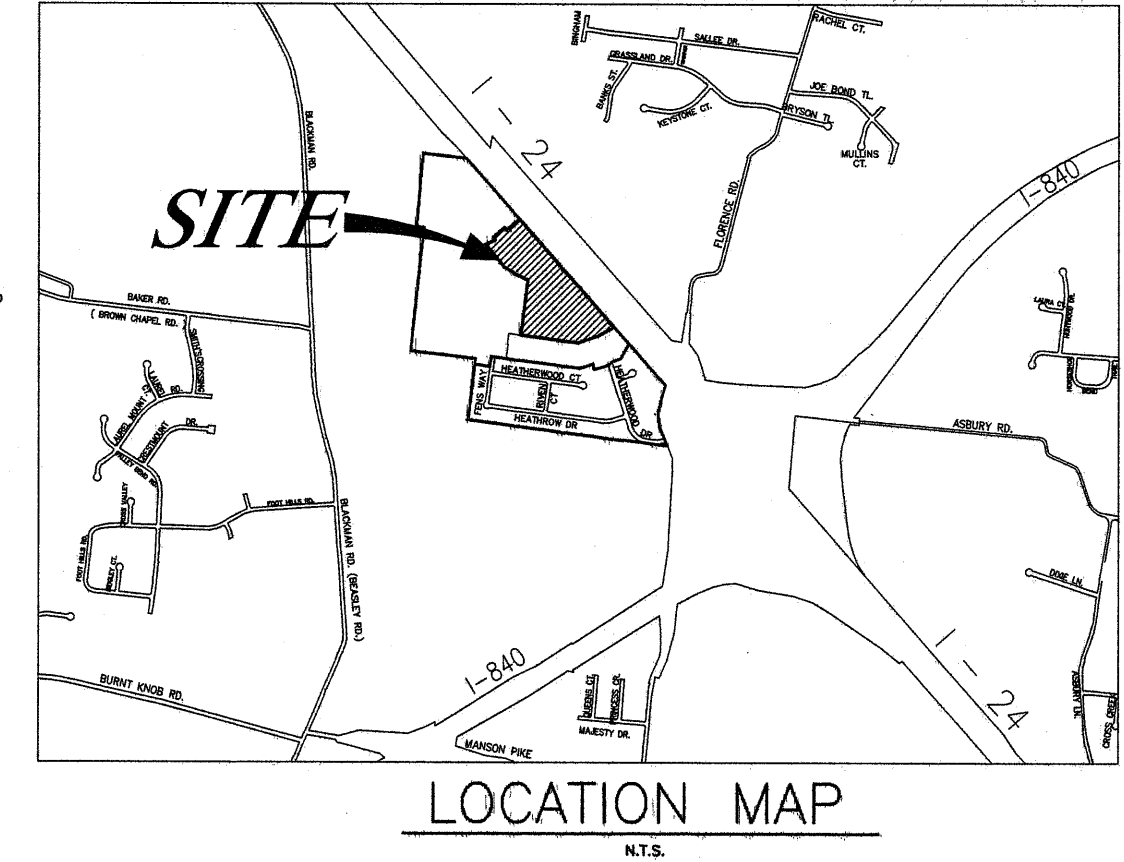
LINE	BEARING	LENGTH
L1	S41°46'59\"/>	
L2	S41°46'59\"/>	
L3	S41°46'59\"/>	
L4	S48°43'17\"/>	
L5	S41°46'43\"/>	
L6	S48°13'01\"/>	
L7	S48°13'01\"/>	
L8	N07°11'40\"/>	
L9	N48°13'01\"/>	
L10	S48°13'01\"/>	
L11	N07°11'40\"/>	
L12	N07°11'40\"/>	
L13	N82°48'20\"/>	
L14	N2°53'40\"/>	
L15	N60°46'39\"/>	
L16	N60°46'39\"/>	
L17	N27°48'17\"/>	
L18	N48°13'01\"/>	
L19	N82°48'20\"/>	
L20	N07°11'40\"/>	
L21	N82°48'20\"/>	
L22	N27°49'55\"/>	
L23	N60°46'39\"/>	
L24	N60°46'39\"/>	
L25	N68°10'05\"/>	
L26	N82°48'20\"/>	
L27	N82°48'20\"/>	
L28	N82°48'20\"/>	
L29	S38°37'47\"/>	
L30	S41°46'43\"/>	
L31	N41°46'43\"/>	
L32	S41°46'43\"/>	

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	92°7'30\"/>				
C2	218°30\"/>				
C3	8°22'57\"/>				
C4	3°23'27\"/>				
C5	5°11'02\"/>				
C6	41°9'50\"/>				
C7	7°50'50\"/>				
C8	13°07'29\"/>				
C9	15°04'04\"/>				
C10	2°53'55\"/>				
C11	90°44'28\"/>				
C12	88°52'09\"/>				
C13	90°00'00\"/>				
C14	90°00'00\"/>				
C15	90°00'00\"/>				
C16	81°57'43\"/>				
C17	3°43'58\"/>				
C18	11°46'08\"/>				
C19	44°24'55\"/>				
C20	7°27'06\"/>				
C21	75°48'54\"/>				
C22	53°30'18\"/>				

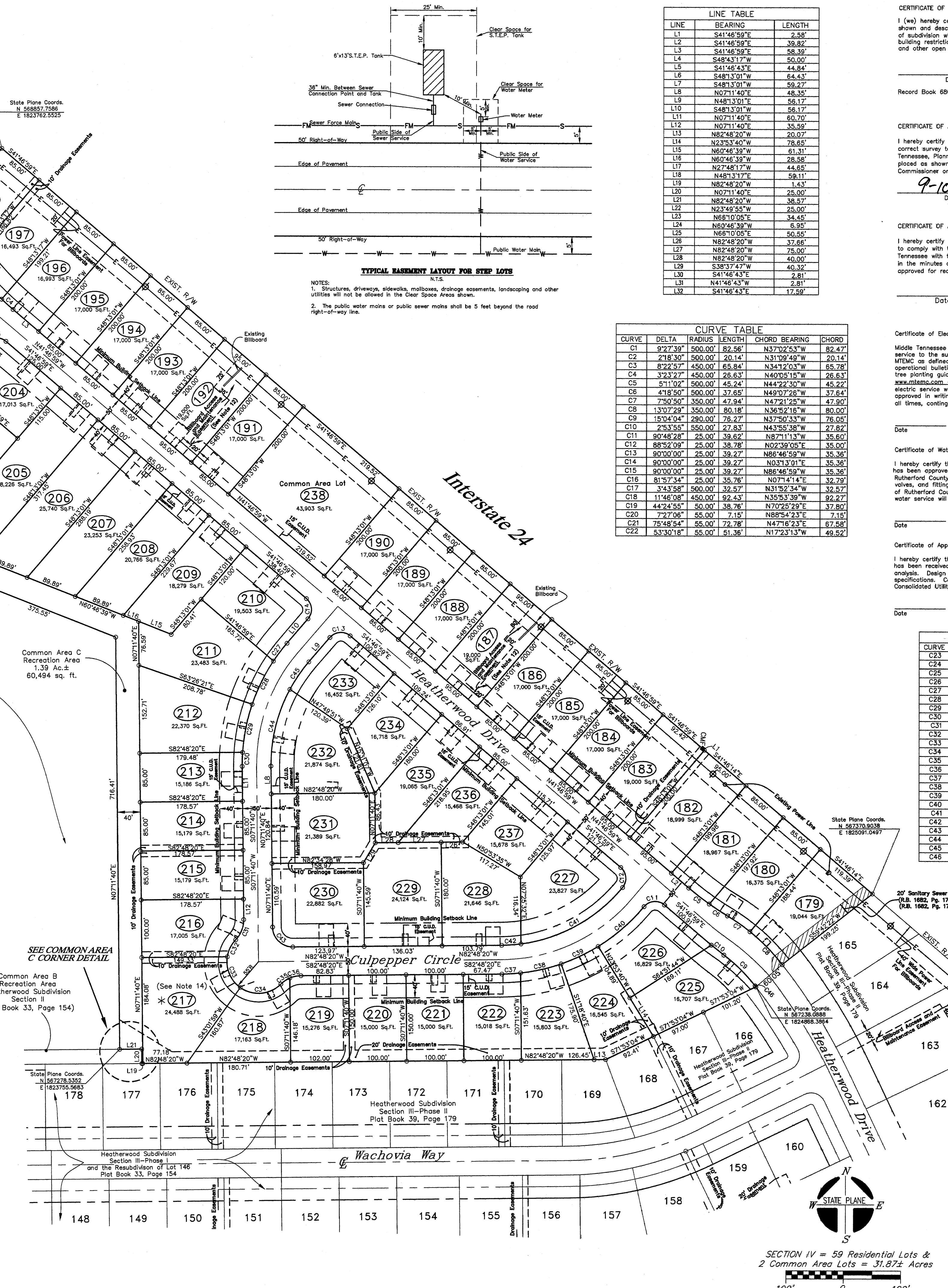
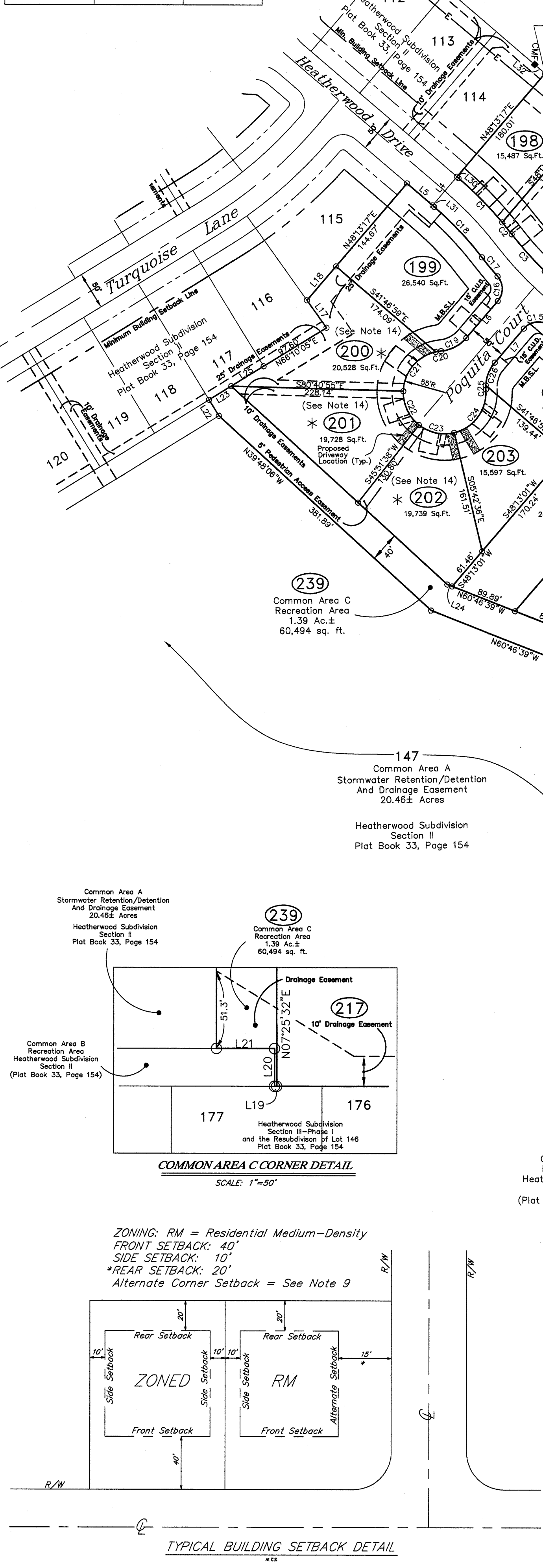
CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) do hereby dedicate the plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.
 Date: _____
 Record Book 680, Page 2878
 Michael R. Gipeon

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 Commission or the County Engineer.
 Date: 9-10-2018
 Douglas A. Vaughn, R.L.S. No. 1960

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plot 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



- NOTES
- The purpose of this plan is to create 59 Single Family Residential Lots and Two Common Area.
 - In Tennessee, it is the responsibility of 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 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, and a complete title search may reveal.
 - Public utility and drainage easements 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 108. A sign notifying the public that this subdivision is served by a decentralized sewer system shall be placed and maintained as indicated on the plot by the developer until homes are built & occupied. C.U.D. access to the septic tank shall be unencumbered by fencing or landscaping. A permanent easement 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 14 times the required side yard setback (15') for one street frontage on corner lots provided a rear setback is provided opposite the street frontage on the other street frontage.
 - Contact Consolidated Utility District for water design 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 C.U.D. (615-225-3311) for water meter specifications. The developer must post bond, \$2,000 or \$250 for each water box (whichever is greater), whenever the subject project has water 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 plot may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
 - Lots 187 and 192 contain existing billboards and the owners will be responsible for negotiating for their continuation or removal.
 - Study entitled "GROUND WATER TRACING IN THE VICINITY OF THE HEATHERWOOD SUBDIVISION, RUTHERFORD COUNTY, TENNESSEE, FOR DETERMINING SINKHOLE FLOODING POTENTIAL FROM NEW DEVELOPMENT" prepared by Albert E. Oppen, Ph.D., dated May 19th, 2006 and historical data were used to determine elevations due to local flooding concerns.
 - Lots marked with "M" will require a C.U.D. approved Plot Plan.
 - The Homeowner's Association is recorded in Record Book _____, Page _____. R.O.R.G. The Homeowner's Association will be responsible for the maintenance of all common elements including stormwater management areas and landscaped medians. The common areas shown on the subdivision shall be the responsibility of the owners association to maintain.
 - 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.
 - 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.
 - No fill material, rubbish, or building may be placed in any natural drainage way such as streambeds, sinkholes, underground streams or channels, or wet weather streambeds or floodways.
 - M.E.C.'s indicated are based on the following:
 - Lots 200-202, 205-224, and 228-232: Historical Data
 - Lots 181-183 and 195-199: Proposed Roadway Elevations
 - The cost of any damage to improvements within drainage easements will be the responsibility of the homeowner.



CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plot entitled "Heatherwood - Section IV" has been approved by the engineers for Consolidated Utility District of Rutherford County (C.U.D.) for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with Consolidated Utility District of Rutherford County (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 Official

Certificate of Approval of Sewer STEP System
 I hereby certify that the subdivision plot entitled "Heatherwood - Section IV" has been received by Consolidated Utilities District for review and approval of its specifications. 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

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C23	51°34'14\"/>				
C24	89°29'19\"/>				
C25	6°29'44\"/>				
C26	3°25'51\"/>				
C27	8°51'43\"/>				
C28	14°47'39\"/>				
C29	15°04'43\"/>				
C30	41°71'17\"/>				
C31	44°24'55\"/>				
C32	34°54'48\"/>				
C33	63°39'47\"/>				
C34	80°15'44\"/>				
C35	21°52'34\"/>				
C36	22°32'22\"/>				
C37	5°44'42\"/>				
C38	12°45'38\"/>				
C39	12°35'00\"/>				
C40	18°41'47\"/>				
C41	43°04'31\"/>				
C42	7°02'00\"/>				
C43	89°00'00\"/>				
C44	28°50'48\"/>				
C45	12°05'33\"/>				
C46	00°08'34\"/>				

GLOBAL POSITION SYSTEM SURVEY NOTES
 1. The GPS portion of this survey was performed using the following global positioning system (GPS) survey equipment: TOPCON HiPer Plus-Model 601-840-01 (Dual frequency) The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods.
 2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
 3. The date that fieldwork was performed for the State Plane tie to this subdivision was: 12/03/2015.
 4. The datum(s) for the TDOT CORS Station that was used: HORIZ: NAD83(2011) EPOCH 2010 VERT: NAVD 1988
 5. Fixed Control Station designation with positional data: TDOT STATION-TN38 STATE PLANE (TN 4100-USURV FT. - NORTHING: 568,154.98 EASTING: 1,837,086.15 ELEVATION: 598.34 FT.
 6. Geoid model used - GEOID03
 7. Combined grid factors for TDOT CORS Station TN38: 0.99992880 (STATE PLANE-TN 4100-USURV FT.)

OWNER: Gipeon Development, LLC
 ADDRESS: 416 Riverend Country Club Road
 Shelbyville, TN 37160
 Tax Map 71, Part of Parcel 31.00
 Record Book 680, Page 2878
 THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP #27016. PARCEL NO. 01404. ZONE: X, DATED: JANUARY 05, 2007.

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

SECTION IV = 59 Residential Lots & 2 Common Area Lots = 31.87± Acres
 100' 0 100'

SHUDDLESTON-STEEL ENGINEERING, INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 TELEPHONE: 893 - 4084, FAX: 893 - 0080

DOUGLAS A. VAUGHN
 R.L.S. No. 1960
 9-10-2018

FINAL PLAT
 Section IV
HEATHERWOOD
 7th Civil District of Rutherford County, Tennessee

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

W:\CAD\010\Land Projects\3\HEATHERWOOD\DWG\Section IV-Final Plat-Steel-Plan-Rev.dwg, Final-Sub-IV, 9/10/2018 11:19:16 AM, A02037