

LINE	LENGTH	BEARING
L1	55.46	S89°47'37"E
L2	38.65	S88°26'51"W
L3	4.43	S88°56'51"W
L4	21.03	S61°33'09"E
L5	55.18	S73°31'21"E
L6	56.84	S73°31'21"E
L7	25.56	S82°15'36"E
L8	15.00	S61°33'09"E
L9	26.27	S61°33'09"E
L10	29.38	S82°15'36"E
L11	23.99	S82°15'36"E
L12	23.99	S82°15'36"E
L13	30.00	S82°15'36"E
L14	39.86	S82°15'36"E
L15	16.26	S82°15'36"E
L16	52.53	N07°44'24"E
L17	49.16	S82°15'36"E
L18	1.32	S73°31'21"E
L19	10.70	S73°31'21"E
L20	21.03	S61°33'09"E
L21	21.52	S73°31'21"E
L22	31.11	S73°31'21"E
L23	31.11	S73°31'21"E
L24	31.98	S73°31'21"E
L25	25.00	S82°15'36"E
L26	16.28	S73°31'21"E
L27	21.98	S82°15'36"E
L28	38.90	S82°15'36"E
L29	49.20	N07°44'24"E
L30	43.14	S82°15'36"E
L31	49.03	S82°15'36"E
L32	1.45	S73°31'21"E
L33	32.01	S73°31'21"E
L34	9.63	S73°31'21"E

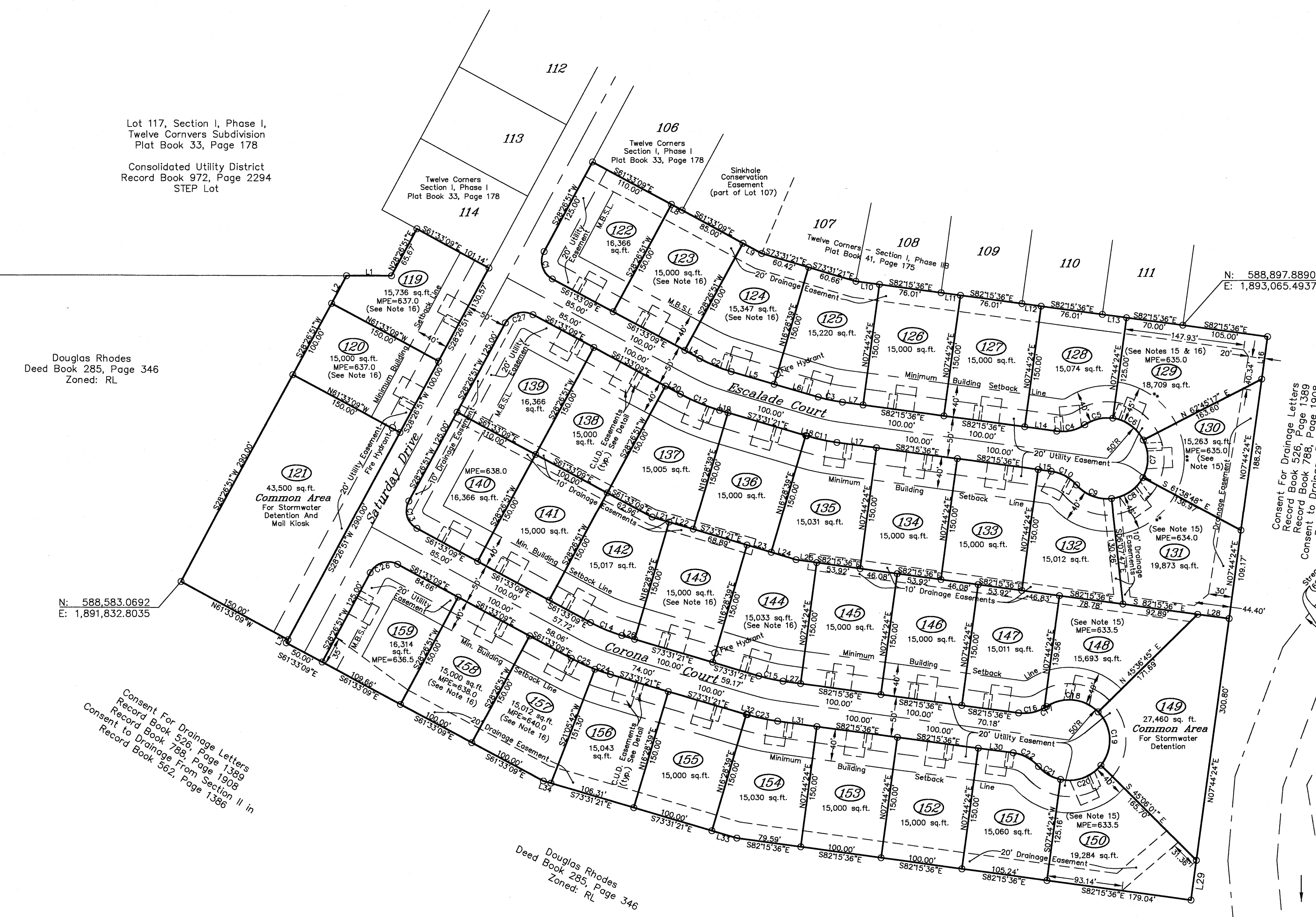
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	90°00'00"	25.00	39.27	35.36	S16°33'09"E
C2	11°58'12"	200.00	41.78	41.71	S67°32'15"E
C3	8°44'15"	200.00	30.50	30.47	S77°53'29"E
C4	41°24'35"	50.00	36.14	35.36	N77°02'06"E
C5	41°24'35"	50.00	36.14	35.36	S77°02'06"E
C6	55°00'55"	50.00	48.01	46.19	N54°45'10"W
C7	55°35'55"	50.00	48.52	46.64	N00°33'15"E
C8	55°31'01"	50.00	48.45	46.57	N56°06'43"E
C9	55°16'45"	50.00	48.24	46.39	S68°29'24"E
C10	41°24'35"	50.00	36.14	35.36	N61°33'19"W
C11	8°44'15"	250.00	38.12	38.09	S77°53'29"E
C12	11°58'12"	250.00	52.23	52.13	S67°32'15"E
C13	90°00'00"	25.00	39.27	35.36	S16°33'09"E
C14	11°58'12"	200.00	41.78	41.71	S67°32'15"E
C15	8°44'15"	200.00	30.50	30.47	S77°53'29"E
C16	37°41'37"	50.00	32.89	32.30	N78°53'35"E
C17	3°42'58"	50.00	3.24	3.24	N58°11'18"E
C18	79°16'56"	50.00	69.19	63.80	N84°01'43"W
C19	82°50'11"	50.13	72.47	66.32	N02°54'18"W
C20	63°32'14"	50.16	55.62	52.81	N70°33'35"E
C21	36°46'48"	50.00	32.10	31.55	S59°14'26"E
C22	41°24'35"	50.00	36.14	35.36	N61°33'19"W
C23	8°44'15"	250.00	38.12	38.09	S77°53'29"E
C24	4°37'03"	250.00	20.15	20.14	S71°12'49"E
C25	7°21'09"	250.00	32.08	32.06	S65°13'43"E
C26	90°00'00"	25.00	39.27	35.36	S73°26'51"W
C27	90°00'00"	25.00	39.27	35.36	S73°26'51"W

Lot No.	Minimum Bldg. Pod Elev.	Min. Finish Floor Elev. (Step Const.)	Min. Finish Floor Elev. (Cont. Space Const.)
119 & 120	637.0	638.0	640.0
129 & 130	635.0	636.0	638.0
131	634.0	635.0	637.0
148 & 150	633.5	634.5	636.5
157	640.0	641.0	643.0
140 & 158	638.0	639.0	641.0
159	638.5	639.5	641.5

Minimum elevations required due to localized drainage.

BENCHMARK: Nail in Power Pole at SE corner of Long Shot Court & Salfordy Drive Elev=649.54 (NAVD83)

Lot 117, Section II, Phase I, Twelve Corners Subdivision Plat Book 33, Page 178
Consolidated Utility District Record Book 972, Page 2294
STEP Lot



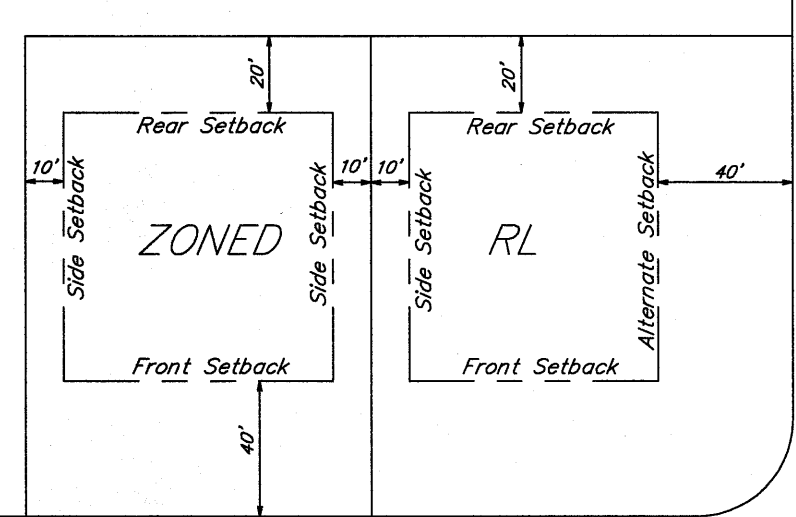
Douglas Rhodes Deed Book 285, Page 346 Zoned: RL

N: 588,983,0692 E: 1,891,832,8035

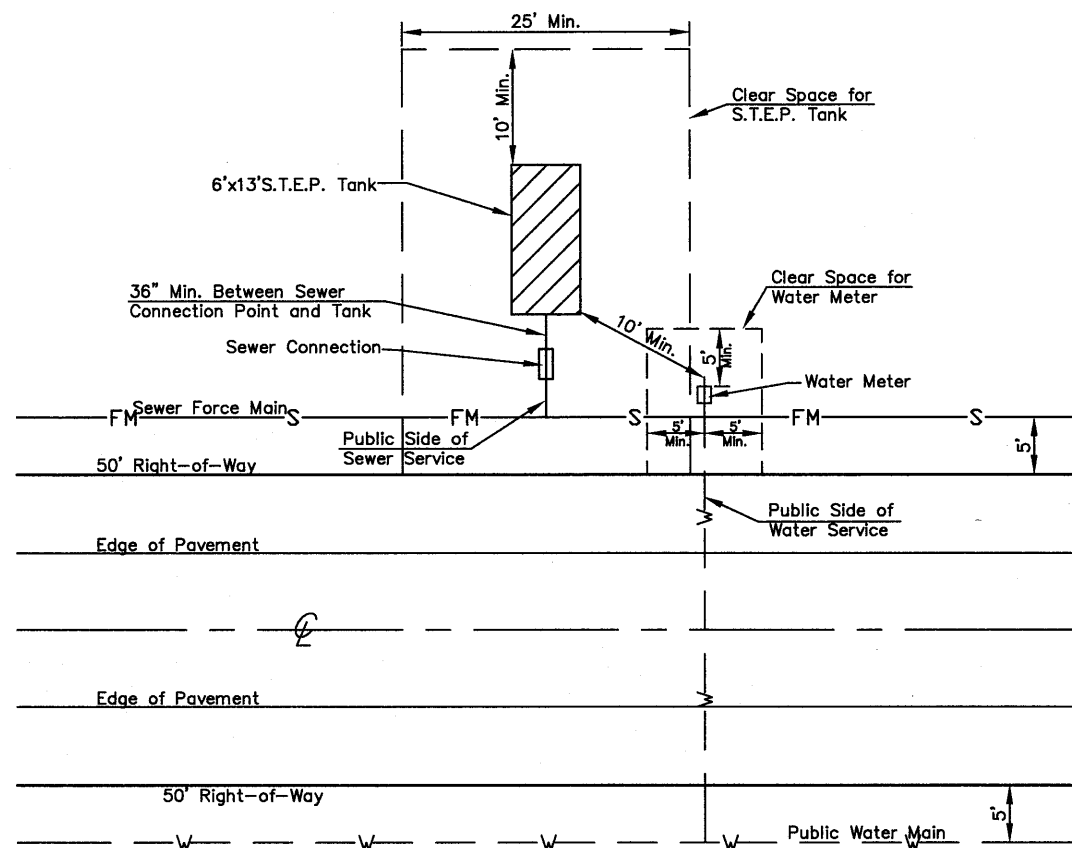
Consent For Drainage Letters
Record Book 285, Page 346
Consent For Drainage Letters
Record Book 285, Page 346
Consent For Drainage Letters
Record Book 352, Page 1386

Douglas Rhodes Deed Book 285, Page 346 Zoned: RL

ZONING: RL = Residential Low
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'
** FRONT SETBACK: 45' on Lots 129-131



TYPICAL BUILDING SETBACK DETAIL



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 Area shown.
2. The public water mains or public sewer mains shall be 5 feet beyond the road right-of-way line.

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

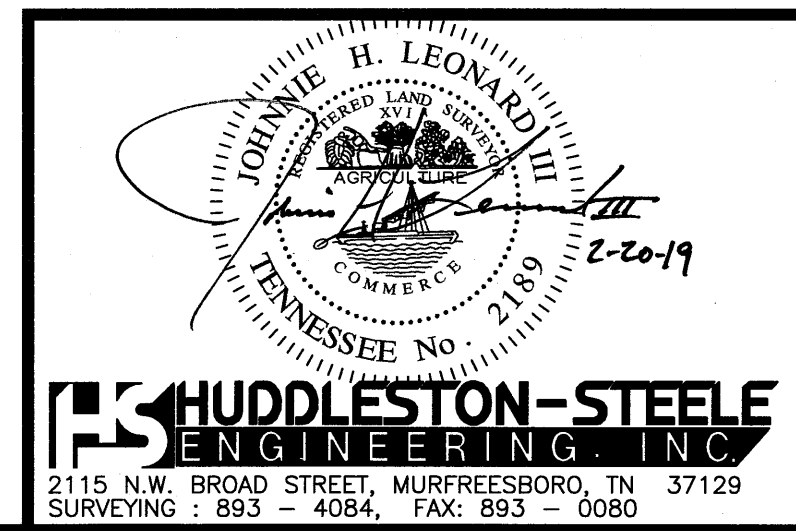


41 Lots = 18.29± Acres (39 Residential Lots & 2 Common Area Lots)

OWNER: RHB, LLC
ADDRESS: 4472 Hickory Grove Road Murfreesboro, TN 37129
Tax Map 39, Part of Parcel 7.02 Part of Record Book 1401, Page 2926

THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 01594, ZONE: X, DATED 01-05-07.

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) 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.



HUDDLESTON-STEEL 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 - Section 2, Phase I
Twelve Corners
Cainsville Pike @ Twelve Corners Road
22nd Civil District of Rutherford County, Tennessee
Date: April, 2018 Scale: 1"=100' Sheet 1 of 1

- PLAT NOTES**
- The purpose of this plat is to create 39 residential lots and 2 common area lots.
 - 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, that a complete title search may reveal.
 - Public utility and drainage easements where shown herein 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.
 - 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.
 - 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, dikes, or sediment basins; or by a combination of such measures.
 - Areas within subdivision defined as floodway or sinkholes shall be designated conservation easements and no structures, fill, or building shall be permitted.
 - No fill material, rubbish, or buildings may be placed in any natural drainage way such as streambeds, sinkholes, underground streams or channels, or wet weather streambeds or floodways.
 - Subject property and all surrounding properties are Zoned RL per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
 - Water line design, including line location, line size, fire hydrant locations, and appurtenant requirements, is by Consolidated Utility District (C.U.D.). All fire hydrants shall be placed in coordination with C.U.D.
 - All lots shall be served by a sewage system located on Lots 32, 115, 116, and 117 of Section I, Phase I. 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 on each lot shall be unencumbered by fencing or landscaping. A permanent access easement exists on each lot of the septic tank location. This easement is intended to assure service and repair access to the septic tank. Lots 32, 115, 116, and 117 will be owned and maintained by C.U.D.
 - Underground utilities shown were located using available above ground evidence, as well as 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.
 - Utilities shown are as planned and not necessarily as installed.
 - Per C.U.D., Lots 129, 130, 131, 148 & 150 will require approved C.U.D. Plat Plan.
 - Per the R.C.R.P.C., Lots 119, 120, 123, 124, 129, 143, 144, 157 and 158 shall be subjected to an investigation and the preparation of a plan of remedial action by a geotechnical engineer registered in the State of Tennessee due to the possible location of sinkholes or closed depressions. A State of TN UIC Permit must be provided to R.C.R.P.C. prior to building permits being issued on these lots.
 - The Restrictive Covenants and Conditions creating the Homeowner's Association is recorded in Record Book _____ Page _____.
 - The Long-Term Maintenance Agreement is recorded in Record Book _____ Page _____.
 - 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 or culvert maintenance/repairs is the responsibility of the property owner.

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 herein 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.

RHB, LLC
Date _____ Nathan Groesch, Authorized Agent
Record Book 1401, Page 2926

CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described herein 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 herein to the specifications of the County Road Commissioner or the City Engineer.

2-20-19
Date _____ Johnnie H. Leonard III, R.L.S., Tenn. No. 2189

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown herein 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/callus/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 "Twelve Corners - Section 2, Phase I" 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) applications 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 "Twelve Corners - Section 2, Phase I" 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