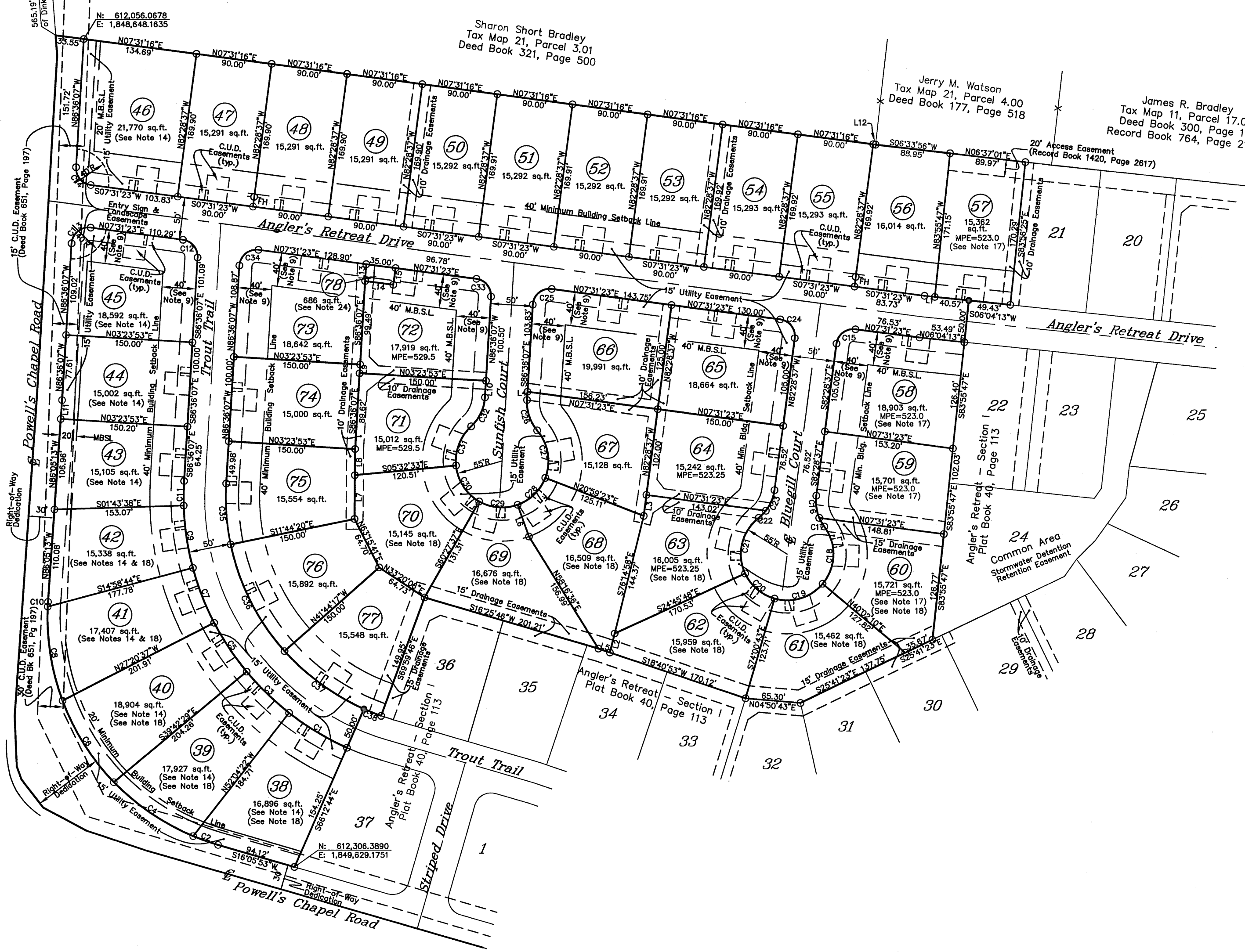
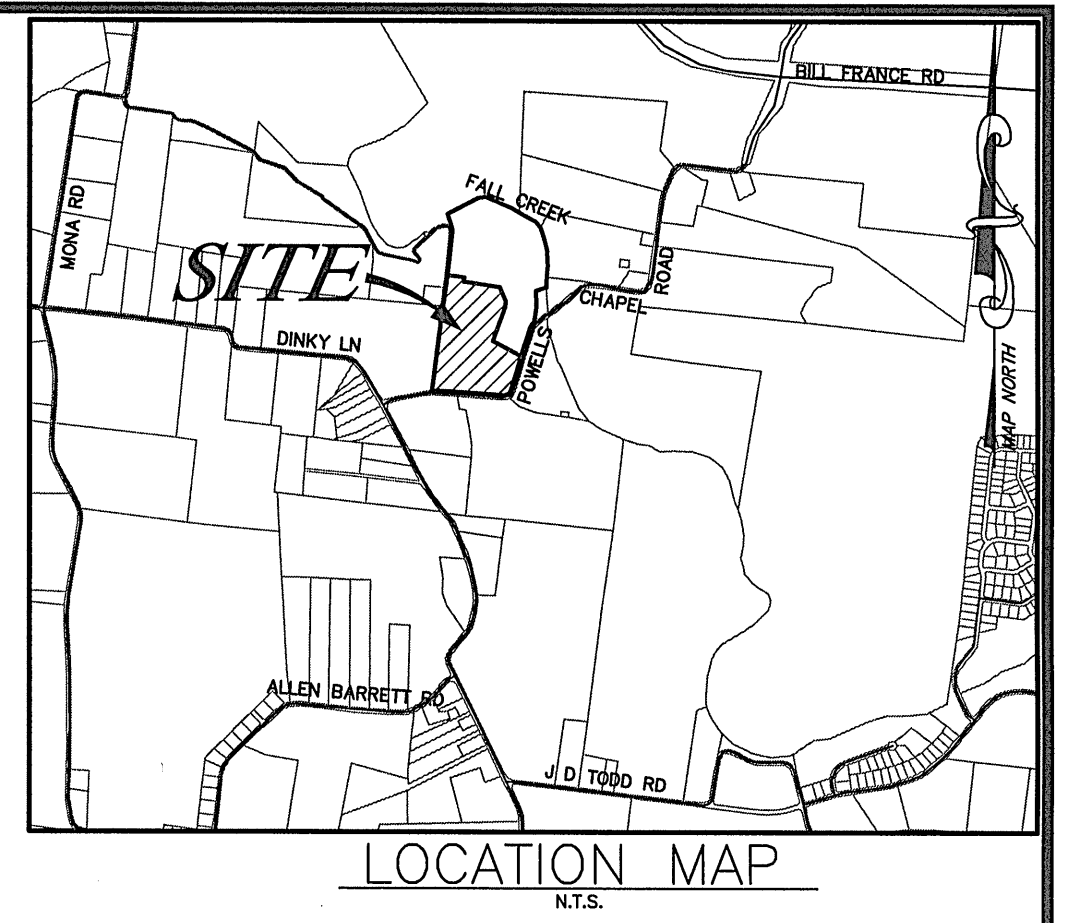


PLAT NOTES

- The purpose of this plat is to create 40 single family residential lots, and one Common Area/Mail Kiosk lot.
- 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 system 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, except as noted.
- All lots shall be served by a sewage system located on Lot 12, Phase I of Angler's Retreat. 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 & 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. See "Typical Easement Layout For STEP Lots".
- The applicable zoning ordinance allows for an alternate setback of 1/2 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.
- 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.
- 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.
- There shall be no direct vehicular access to Powell's Chapel Road from Lots 38 thru 46.
- This property is in the watershed of Fall Creek.
- Fill required to be placed on lots shall meet the compaction standards required by Rutherford County. Compaction test results for the affected lots shall be provided to the County Engineer.
- Per the Rutherford County Planning and Engineering Department, a geotechnical study shall be performed around Lots 57 thru 60.
- Per C.U.D., Lots 58-62, 63-65, and 66-70 will be required to submit a Plat Plan to C.U.D. for approval prior to obtaining a STEP Sewer Service Permit from C.U.D. for these lots.
- The Restrictive Covenants and Conditions creating the Homeowner's Association are recorded in Record Book _____ Page _____. The Homeowner's Association will be required to maintain all Common Areas.
- A Permanent Maintenance Agreement for stormwater detention/retention facilities is required including those components required for water quality control. (Record Book 1522, Pages 2220-2225) Maintenance will be the responsibility of the Homeowner's Association.
- Per the R.C.P.C., repair or maintenance of any improvement (i.e. driveway, 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.
- Per the R.C.P.C., an As-Built drawing of the completed stormwater drainage system must be submitted to and approved by the County Engineer before the issuance of a certificate of occupancy.
- Watson Lane, the 40 foot right-of-way for ingress/egress to and from Powell's Chapel Road, has been abandoned with Release and Termination of Easement (Record Book 1420, Pages 2613-2616).
- Lot 78 is intended for the Mail Kiosk and will be a Common Area, maintained by the Homeowner's Association. Lot 78 is not a buildable lot.



CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	14°08'22"	325.00	80.20	80.00	N30°51'27"E
C2	6°24'37"	280.24	31.35	31.34	N19°21'21"E
C3	12°21'53"	325.00	70.14	70.00	N44°06'34"E
C4	23°22'51"	280.24	114.36	113.57	N34°15'06"E
C5	12°21'53"	325.00	70.14	70.00	N56°28'27"E
C6	23°22'51"	280.24	114.36	113.77	N57°59'12"E
C7	12°21'53"	325.00	70.14	70.00	N88°00'18"E
C8	23°21'27"	280.24	114.24	113.45	N81°02'37"E
C9	13°18'06"	325.00	75.17	75.00	N81°38'49"E
C10	11°01'12"	280.24	5.72	5.72	S86°41'33"E
C11	5°07'31"	325.00	29.07	29.06	S89°09'53"E
C12	85°52'30"	20.00	29.98	27.25	S50°27'38"W
C13	93°02'30"	20.00	32.86	29.28	S39°32'22"E
C14	85°52'30"	20.00	29.98	27.25	N50°27'38"E
C15	90°00'00"	20.00	31.42	28.28	S37°28'37"E
C16	30°38'36"	50.00	26.74	26.42	N82°12'04"E
C17	13°46'19"	50.00	12.02	11.99	N59°59'37"E
C18	76°56'43"	55.00	73.85	68.42	N88°25'41"W
C19	65°52'06"	55.00	63.31	59.87	N16°59'16"W
C20	48°14'56"	55.00	47.28	45.83	N40°56'44"E
C21	76°42'06"	55.00	73.63	68.25	S76°24'45"E
C22	13°46'19"	50.00	12.02	11.99	N44°56'52"W
C23	30°38'36"	50.00	26.74	26.42	N67°09'19"W
C24	90°00'00"	20.00	31.42	28.28	S52°31'23"W
C25	94°07'30"	20.00	32.86	29.28	S39°32'22"E
C26	44°24'56"	50.00	38.76	37.80	N71°12'25"E
C27	62°00'26"	55.00	59.52	56.66	S79°59'10"W
C28	49°14'05"	55.00	47.33	45.88	N44°21'34"W
C29	49°14'56"	55.00	47.28	45.83	N04°54'56"E
C30	54°58'03"	55.00	52.72	50.72	N56°59'55"E
C31	53°21'21"	55.00	51.22	49.39	S88°51'53"E
C32	44°24'56"	50.00	38.76	37.80	N64°23'40"W
C33	85°52'30"	20.00	29.98	27.80	S50°27'38"W
C34	94°07'30"	20.00	32.86	29.28	S39°32'22"E
C35	15°08'13"	275.00	72.65	72.44	N85°49'46"E
C36	28°59'57"	275.00	143.99	142.35	N63°15'41"E
C37	24°28'27"	275.00	117.47	116.58	N36°01'29"E
C38	4°34'33"	275.00	21.96	21.96	N21°30'00"E



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: Jonathan W. Troutt, Owner
Record Book 1420, Page 2598
Kristen J. Troutt, Owner

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 locations of the County Board or Commissioner or the City Engineer.

Date: 4/17/2019
Philip G. Chapman, R.L.S., Tenn. No. 2007

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 Register.

Date: SECRETARY, PLANNING COMMISSION

Certificate of Electric

Middle Tennessee Electric Membership Corporation (MEMC) will provide electric service to the subject property according to the normal operating practices of MEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MEMC website at www.memc.com (collectively the "Requirements"). No electric service will be provided until MEMC's Requirements have been met and approved in writing by an authorized representative of MEMC. Any approval is, at all times, contingent upon continuing compliance with MEMC's Requirements.

Date: M.T.E.M.C. Official

Certificate of Water Service

I hereby certify that the subdivision plat entitled "ANGLER'S RETREAT - Section II" 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

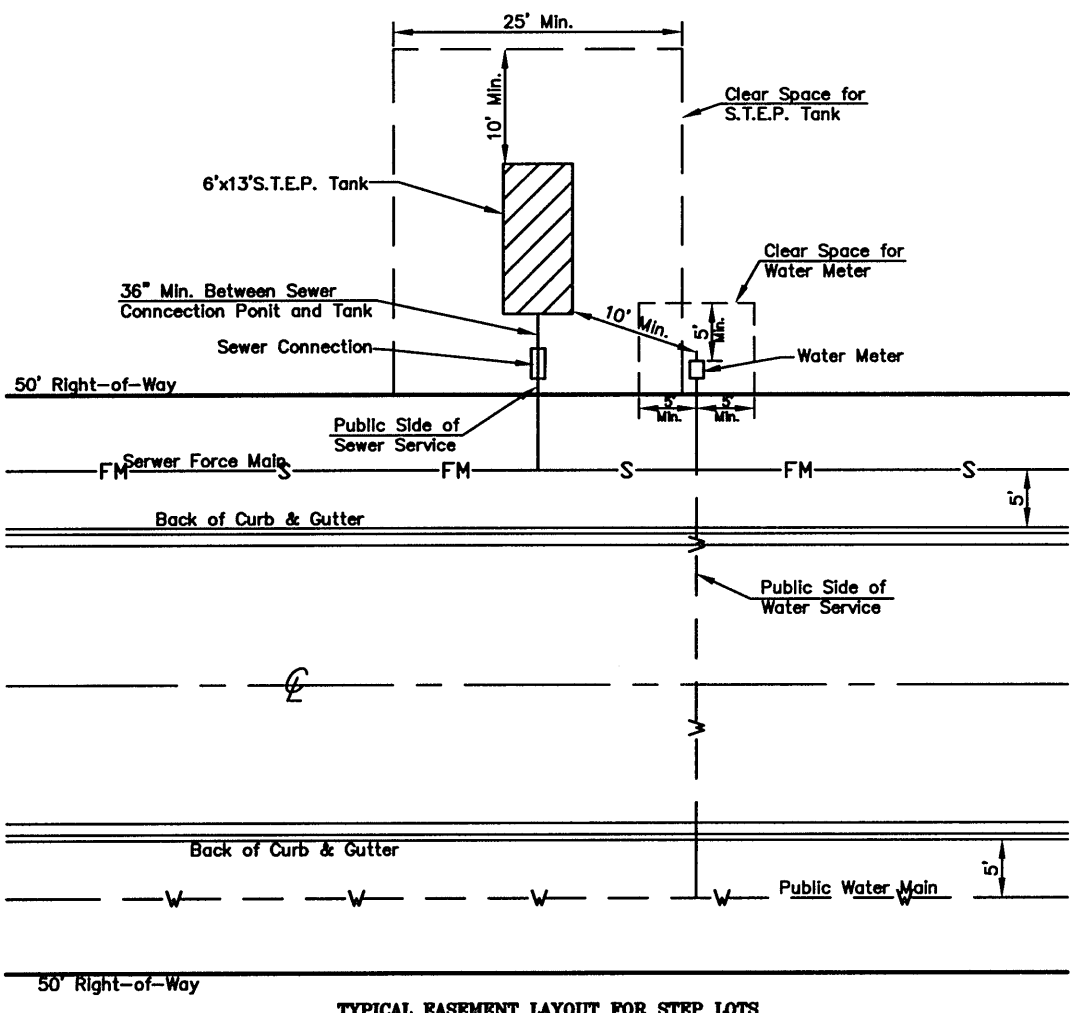
I hereby certify that the subdivision plat entitled "ANGLER'S RETREAT - Section II" has been received by Consolidated Utilities District for review and soils analysis. Design and construction will meet Consolidated Utilities District specifications. Construction will not start until a notice to proceed is given by Consolidated Utility District.

Date: Consolidated Utility District Official

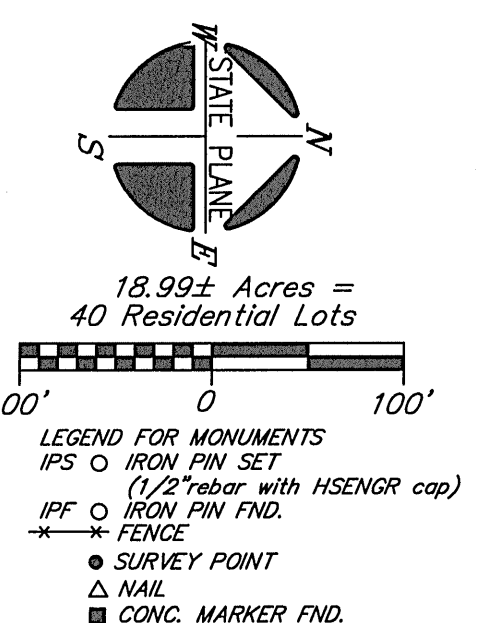
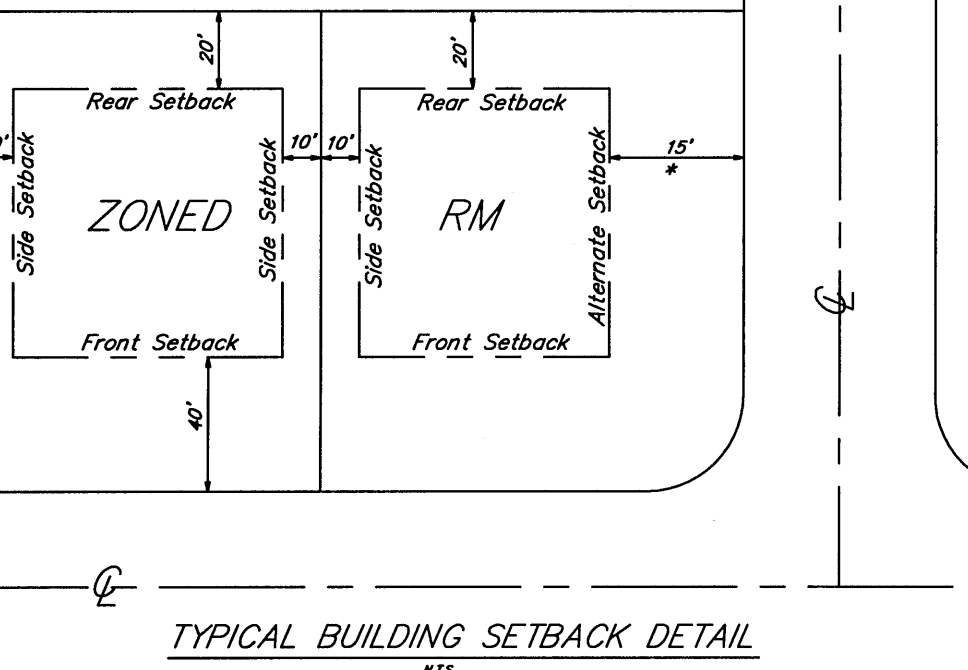
LINE	BEARING	LENGTH
L1	N06°04'13"E	12.29
L2	S76°14'58"E	23.51
L3	N82°28'37"W	24.95
L4	S86°36'07"E	9.93
L5	S18°40'53"W	14.43
L6	N70°17'28"E	40.00
L7	S89°36'25"E	51.79
L8	S86°36'25"E	30.94
L9	S86°36'07"E	10.38
L10	S86°36'07"E	19.76
L11	S86°05'13"E	22.39
L12	N07°31'16"E	2.74
L13	S86°36'07"E	20.05
L14	N07°31'23"E	33.56
L15	N82°28'37"W	20.00

Lot No.	Minimum Building Pad Elevation (M.P.E.)
57-60	523.0
63-64	523.25
71-72	529.5

NOTE: These lots require M.P.E. for local drainage purposes. Required Minimum Building Pad elevations must extend to the right-of-way.



ZONING: RM = Residential Medium-Density
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'
*Alternate Corner Setback = See Note 9



OWNER: Jonathan W. Troutt, et ux
Kristen J. Troutt
ADDRESS: 2102 Battleground Drive
Murfreesboro, TN 37129
Tax Map 21, Parcel 13.03
Record Book 1420, Page 2598

THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANEL NO. 0045H, ZONE: X, DATED: 01-05-07.



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

FINAL PLAT SECTION II
Angler's Retreat
5th Civil District of Rutherford County, Tennessee
Date: March, 2016 Scale: 1"=100' Sheet 1 of 1