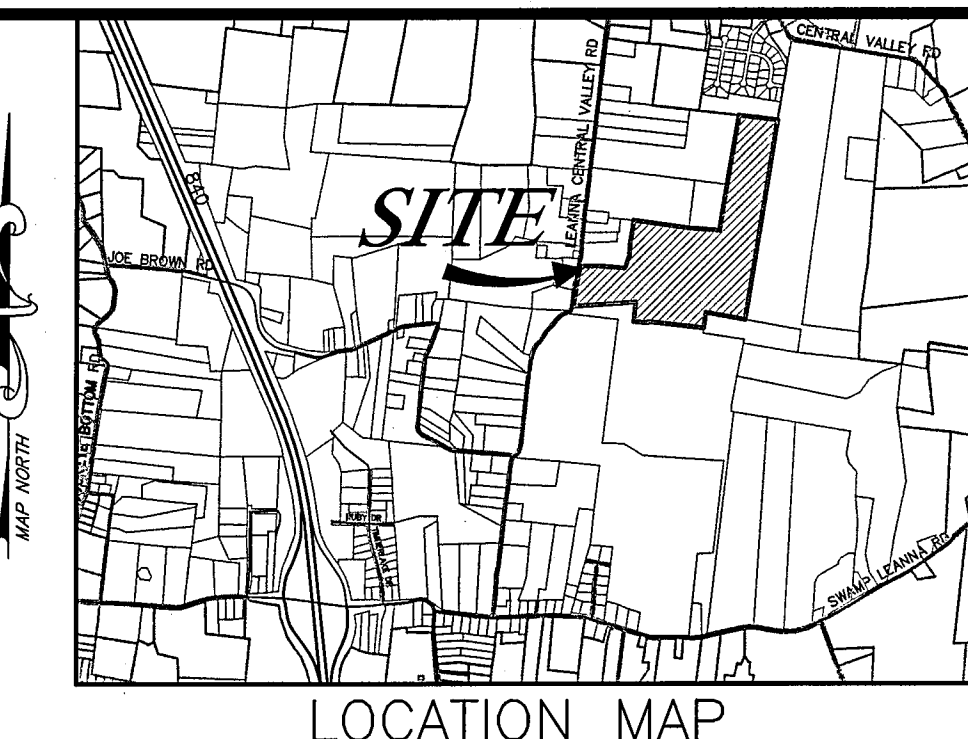
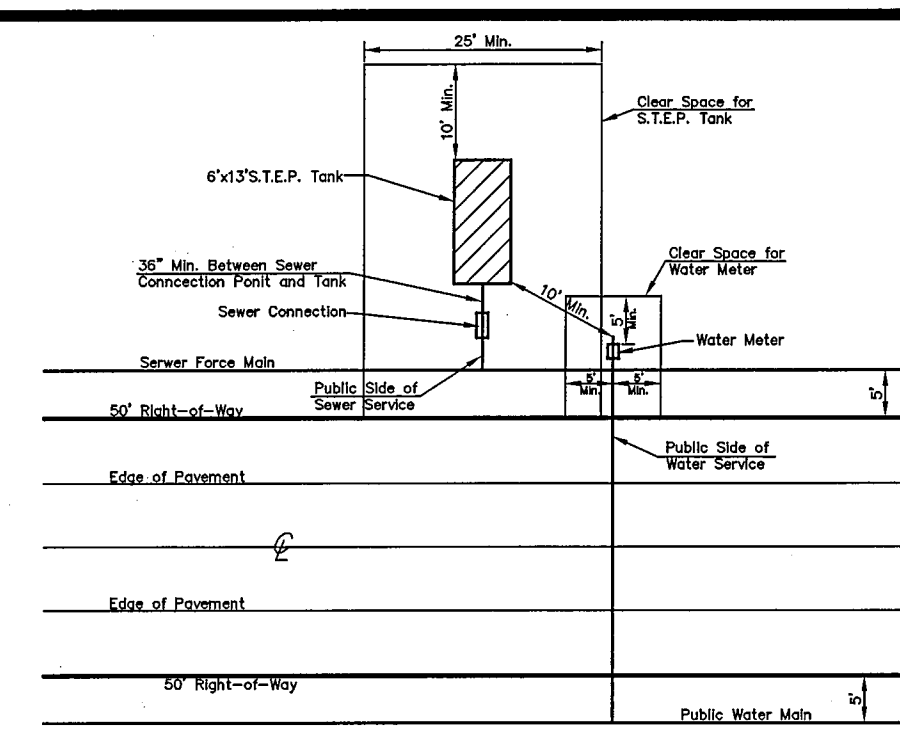


- The purpose of this plat is to create a 47 lot subdivision.
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent 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 aboveground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence 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 builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, 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.
- This survey was performed using the following global positioning system (GPS) survey equipment: TOPCON Hiper Plus-Model #01-840-01 (Dual frequency). The GPS portion of this survey was performed using RIK (Real-Time Kinematic) surveying methods. The topographic features shown were obtained by using TD07 CORS station TN38 for horizontal and for vertical control.
- Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
- 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.
- See plans by Consolidated Utility District (C.U.D.) of Rutherford County for water line requirements.
- No work within T.V.A. easement without the prior written approval by T.V.A. of said work.
- The applicable zoning ordinance allows for an alternate setback of 1 times the required side yard setback (15') for one street frontage on corner lots provided a rear setback is provided opposite the normal front on the other street frontage.
- Sink holes must be subjected to a geotechnical study and a plan of remedial action prepared by a licensed engineer prior to building permits being issued on affected lots. Sink holes shall only be filled according to State of Tennessee Specifications. No disturbance to sink holes is permitted without the prior written approval of Tennessee Dept. of Environment & Conservation (TDEC). The apparent sinkhole on Lots 91 & 92 have been filled. See geotechnical report by GeoServices, LLC, dated 03-28-18.
- Per the Rutherford County Regional Planning Commission (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.
- The Long-Term Maintenance Agreement is recorded in Record Book _____ Page _____
- The Restrictive Covenants and Conditions creating the Homeowner's Association is Recorded in Record Book _____ Page _____
- Per the R.C.R.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.
- Per the R.C.R.P.C., homes on Lots 59-66 and Lots 101-105 are to be sited out by a licensed surveyor in the State of Tennessee to avoid TVA encroachment.
- Per C.U.D., Lots 65-69, 87, and 99-100 will be required to submit a Plot Plan to C.U.D. for approval.

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N77°01'10"W | 26.08' |
| L2 | S50°25'55"E | 8.49' |
| L3 | N50°25'55"W | 44.74' |
| L4 | N39°34'05"E | 14.84' |
| L5 | N9°50'03"E | 9.08' |
| L6 | N39°34'05"E | 40.66' |
| L7 | N39°34'05"E | 47.37' |
| L8 | S39°34'05"W | 51.95' |
| L9 | S39°34'05"W | 10.00' |
| L10 | S71°04'49"W | 36.48' |
| L11 | S71°04'49"W | 36.48' |
| L12 | N51°16'15"W | 6.56' |
| L13 | N81°07'41"W | 4.80' |

| CURVE | DELTA | RADIUS | ARC | CHORD | BEARING |
|-------|-----------|---------|--------|---------|-------------|
| C1 | 16°07'57" | 55.00' | 15.49' | 15.43' | S31°30'06"W |
| C2 | 46°26'30" | 55.00' | 44.58' | 43.37' | S01°2'53"W |
| C3 | 46°40'10" | 55.00' | 44.80' | 43.57' | S46°20'27"E |
| C4 | 48°40'11" | 55.00' | 46.72' | 265.68' | N85°59'23"E |
| C5 | 59°55'25" | 55.00' | 57.52' | 267.47' | N31°41'35"E |
| C6 | 26°47'10" | 55.00' | 25.71' | 25.48' | N11°39'43"W |
| C7 | 64°37'23" | 50.00' | 56.39' | 526.25' | S71°52'46"W |
| C8 | 75°2'07" | 325.00' | 44.63' | 44.60' | S35°38'01"W |
| C9 | 150°3'56" | 325.00' | 85.46' | 85.21' | S24°09'59"W |
| C10 | 92°71'2" | 325.00' | 53.62' | 53.56' | S115°4'25"W |
| C11 | 16°11'38" | 275.00' | 77.72' | 529.23' | S15°16'38"W |

| CURVE | DELTA | RADIUS | ARC | CHORD | BEARING |
|-------|-----------|---------|---------|---------|-------------|
| C12 | 16°11'38" | 275.00' | 77.72' | 529.23' | S31°28'16"W |
| C13 | 12°04'39" | 325.00' | 68.51' | 68.38' | S57°18'34"E |
| C14 | 17°46'47" | 325.00' | 100.85' | 100.45' | S72°14'17"E |
| C15 | 19°51'21" | 275.00' | 44.43' | 44.38' | S76°30'00"E |
| C16 | 20°36'05" | 275.00' | 98.88' | 98.35' | S61°34'17"E |
| C17 | 64°37'23" | 50.00' | 56.39' | 526.25' | S71°52'46"W |
| C18 | 67°43'18" | 55.00' | 65.03' | 62.710' | N70°17'20"E |
| C19 | 60°45'58" | 55.00' | 58.35' | 55.66' | N6°02'42"E |
| C20 | 60°47'02" | 55.00' | 58.37' | 55.67' | N54°43'49"W |
| C21 | 52°31'30" | 55.00' | 50.44' | 48.69' | S68°36'55"W |



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 _____
Leanna Investment, LLC
Record Book 1582, Page 1993

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 County Engineer.

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

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plan 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 (MEMEC) will provide electric service to the subject property according to the normal operating practices of MEMEC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MEMEC, and in accordance with the plot approval checklist, tree planting guidelines and other regulations contained on the MEMEC website at www.memec.com. No electric service will be provided until MEMEC's Requirements have been met and approved in writing by an authorized representative of MEMEC. Any approval is, at all times, contingent upon continuing compliance with MEMEC's Requirements.

Date _____
M.T.E.M.C. Official

Certificate of Water Service
I hereby certify that the subdivision plan entitled "Section II & Resubdivision of Lot 59 Section I Madison Cove" 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.

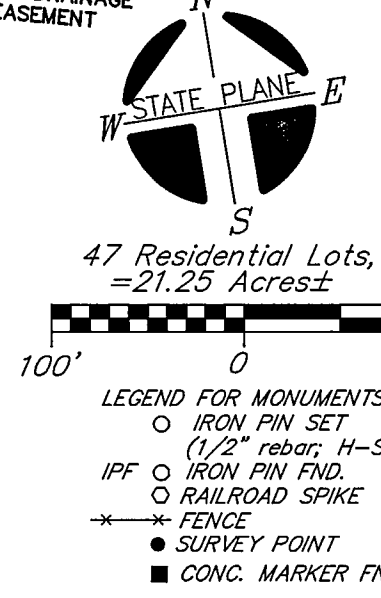
Date _____
Consolidated Utility District Official

Certificate of Approval of Sewer STEP System
I hereby certify that the subdivision plan entitled "Section II & Resubdivision of Lot 59 Section I Madison Cove" 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

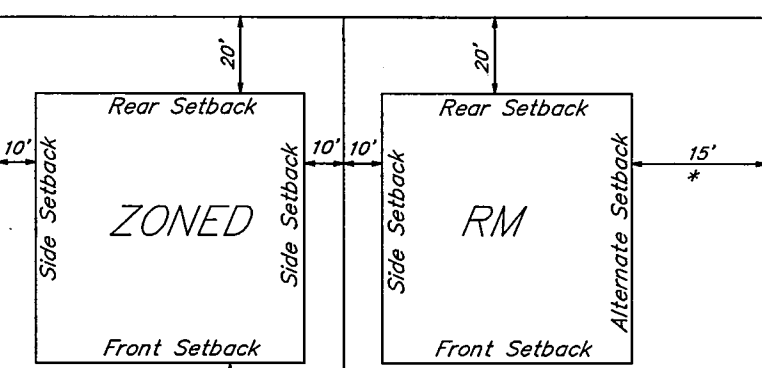
I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

OWNER/DEVELOPER: Leanna Investment, LLC
ADDRESS: 8821 W. Buckeye Bottom Rd. Murfreesboro, TN 37129
Tax Map 47, Parcel 3.00
Record Book 1582, Page 1939



| Lot No. | SIZE |
|--------------|------------------|
| 59-75, 87-99 | 18" RCP |
| 76-86 | 24" RCP |
| 100-105 | (2) 30"x18" RCEP |

ZONING: RM = Residential Medium-Density
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'
Alternate Corner Setback = See Note 15



TYPICAL BUILDING SETBACK DETAIL



Final Plat
Section II & Resubdivision
of Lot 59 Section I
MADISON COVE
Leanna-Central Valley Road, Murfreesboro, TN
9th Civil District of Rutherford County, Tennessee
Date: March 2019 Scale: 1"=100' Sheet 1 of 1

THIS PROPERTY IS NOT INCLUDED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 471749, PANEL NO. 01334, ZONE: X, DATED 01-05-07.