

PLAT NOTES

- The purpose of this plat is to create (9) lots of record.
- 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 were shown 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 communicating 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 the 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.
- The soil types and locations shown hereon were provided by the Soils Group Inc, Tennessee Department of Environment and Conservation, TDEC Division of Groundwater Resources maintains a copy of the soils maps and has reviewed the final plat for conformance with same. Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soil information provided hereon.
- 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.
- Per the Rutherford County Regional Planning Commission all surrounding property is zoned RM.
- Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
- No soils to be used for septic within the CUD Easement or within 10 feet of a CUD water main, water meter, or fire hydrant.
- CONSOLIDATED UTILITY DISTRICT (C.U.D.) Access to the designated meter location area shall be unencumbered by fencing, driveways, or landscaping. A permanent access easement exists on each Lot at the meter location. The 10'x10' easement is intended to assure service and repair access to the meter(s) and service line(s).
- Each residence is required by CUD to have its own water service. A separate water meter will be required for each lot that will be set at the ROW within the CUD clear space easement once top fee payment is made to CUD.
- Per Rutherford County Planning and Engineering a 4 foot safety shoulder and ditch to be installed prior to lot release.
- Builder may need a road connection and performance agreement and will need to coordinate with Rutherford County Highway Department for driveway installation.
- Right-Of-Way Dedication total square footage is 3,082 S.F.±
- The Homeowners Association was established in Record Book _____ Page _____ Any common areas and/or detention ponds shall be maintained by the association. The maintenance of all sidewalks in this section area the responsibility of the association.
- The Long Term Maintenance Agreement recorded in Record Book _____ Page _____

GLOBAL POSITION SYSTEM SURVEY NOTES

- The survey portion was performed using the following global positioning system (GPS) survey equipment: SOKKIA GRX2 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. TDOT CORS station TN38 for horizontal and for vertical control.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The date that fieldwork was performed for this survey was: June 2022
- The datum(s) for the TDOT CORS Station that was used: HORIZ: NAD83(2011) EPOCH: 2010
- Fixed Control Station designation with positional data:
TDOT CORS STATION-TN38
STATE PLANE (TN 4100-US SURVEY FT.- NORTHING: 569,154.86
EASTING: 1,837,086.15
ELEVATION: 658.34 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDOT CORS Station TN38:
0.99992680 (STATE PLANE-TN 4100-US SURVEY FT.)

MINIMUM CULVERT SIZE CHART

LOT	MINIMUM CULVERT SIZE
1	18"
3	18"
4	18"
5	18"
6	18"
7	18"
8	18"
9	18"

LOT AREAS

LOT	SQUARE FEET	ACERAGE
1	86,015 S.F.	1.92 Ac.±
2	63,436 S.F.	1.42 Ac.±
3	48,973 S.F.	1.16 Ac.±
4	36,462 S.F.	0.84 Ac.±
5	45,319 S.F.	1.04 Ac.±
6	74,139 S.F.	1.70 Ac.±
7	43,046 S.F.	0.99 Ac.±
8	74,250 S.F.	1.70 Ac.±
9	74,445 S.F.	1.71 Ac.±

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

General approval is hereby granted for defined as Rosewood Retreat Subdivision located in Rutherford County, Tennessee, as being suitable for subsurface sewage disposal with the listed attached restrictions. Prior to a construction of a structure (mobile or permanent) to be served by a subsurface sewage disposal system (SSDS) each lot must obtain a SSDS construction permit to be issued by the Division of Ground Water Protection. The site, type, and location of the SSDS will be determined at time of permit issuance. Any cutting, filling or alteration of the soil conditions may void this general approval.

Date _____ TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF GROUND WATER RESOURCES

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

- Any cutting or filling after installation of subsurface sewage disposal systems may render lots unsuitable for subsurface sewage disposal.
- Lot 1 is approved for up to a _____ bedroom residence.
- Lot 3 is approved for up to a _____ bedroom residence.
- Lot 4 is approved for up to a _____ bedroom residence.
- Lot 5 is approved for up to a _____ bedroom residence.
- Lot 6 is approved for up to a _____ bedroom residence.
- Lot 7 is approved for up to a _____ bedroom residence.
- Lot 8 is approved for up to a _____ bedroom residence.
- Lot 9 is approved for up to a _____ bedroom residence.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all buildings, utilities, & drives outside shaded areas.

- 75 MPI
- 60 or 45 MPI

SOIL AREAS

LOT	60 OR 45 MPI	75 MPI	TOTAL
1	0 S.F.	30,037 S.F.	30,037 S.F.
3	0 S.F.	25,538 S.F.	25,538 S.F.
4	0 S.F.	18,492 S.F.	18,492 S.F.
5	0 S.F.	11,410 S.F.	11,410 S.F.
6	16,315 S.F.	0 S.F.	16,315 S.F.
7	0 S.F.	18,984 S.F.	18,984 S.F.
8	0 S.F.	27,723 S.F.	27,723 S.F.
9	0 S.F.	24,238 S.F.	24,238 S.F.



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.

Record Book: 2185, Page 2993

Date _____ Monarch Homes LLC
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 specifications of the County Engineer.

Date 4/3/24 _____
William H. Huddleston, IV
Tenn. RLS No. 1630

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I hereby certify that the subdivision plat entitled "Final Plat Rosewood Retreat" has been approved by the engineers of Consolidated Utility District of Rutherford County for water service, provided however, that the lines, valves, and fittings must be installed in accordance with C.U.D. specifications as determined by its engineers. No water 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 _____ Consolidated Utility District Official
of Rutherford County

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

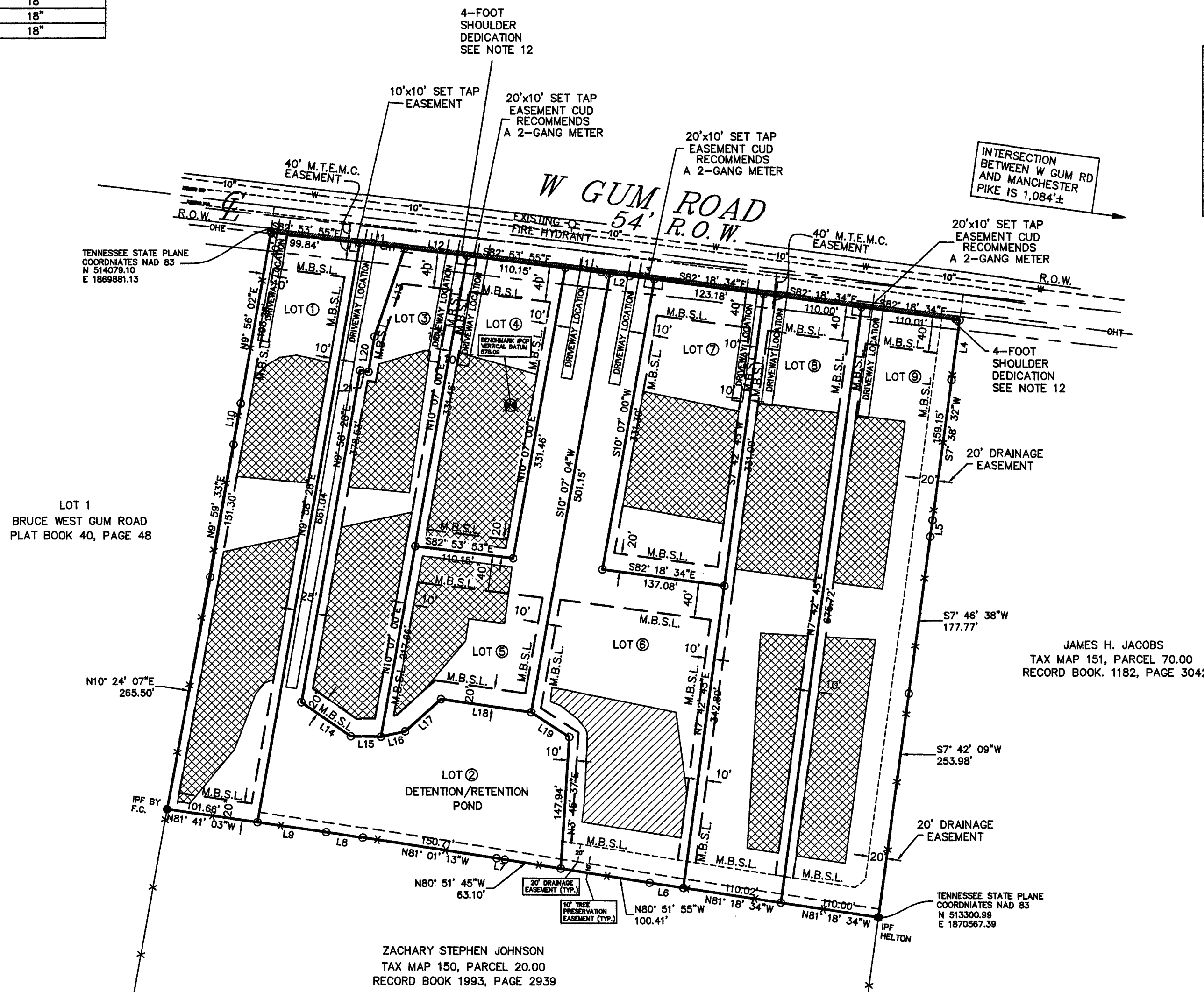
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (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 _____ Middle Tennessee Electric
Membership Corporation

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

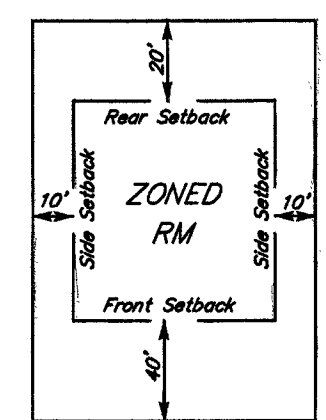


LINE TABLE

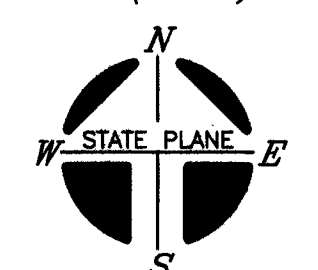
LINE	BEARING	LENGTH
L1	S82°53'55"E	50.08'
L2	S82°53'55"E	22.35'
L3	S82°18'34"E	27.70'
L4	S7°45'09"W	68.00'
L5	S7°46'38"W	18.74'
L6	N81°18'22"W	37.86'
L7	N80°51'51"W	9.32'
L8	N81°01'13"W	41.19'
L9	N81°41'07"W	77.19'
L10	N9°59'33"E	48.93'
L11	S82°53'55"E	50.00'
L12	S82°53'55"E	70.14'
L13	N18°43'59"E	104.87'
L14	S55°04'29"E	68.78'
L15	S88°18'31"E	33.43'
L16	N77°38'18"E	27.61'
L17	N47°49'39"E	54.02'
L18	S81°38'21"E	101.49'
L19	S56°33'54"E	50.88'
L20	S8°32'51"W	40.07'
L21	N80°01'32"W	9.27'

- LEGEND**
- IPF ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
 - IPF ● IRON PIN FOUND
 - POWER POLE
 - EXISTING WATER LINE
 - - - EXISTING ELECTRIC LINE
 - EXISTING CENTERLINE OF ROAD

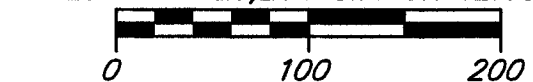
ZONED: RM
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



9 LOTS - 526,204 S.F. OR 12.08 Ac.±



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: MONARCH HOMES LLC
OWNER ADDRESS: 1535 W NORTHFIELD BLVD, MURFREESBORO, TN 37129
TAX MAP: 150, PARCEL: 19.00
RECORD BOOK: 2185, PAGE: 2993
MAP NUMBER: 47149C0402H
DATED: JAN. 5, 2007 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.



FINAL PLAT
ROSEWOOD RETREAT

25th CIVIL DISTRICT - RUTHERFORD COUNTY - TN
Date: March, 2024 Scale: 1"=100' Sheet 1 of 1