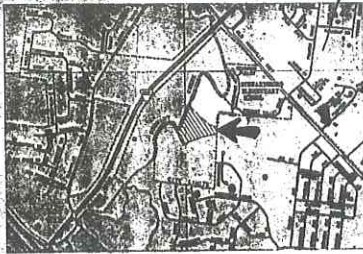


For Resubdivision of Lots 85-91, See Plat Book 24, page 145

016149



LOCATION MAP N.T.S.



TYPICAL BUILDING SETBACK DETAIL N.T.S.



30' PLU 4 D EASEMENT

15' PLU 4 D EASEMENT



LOT NO	MINIMUM BUILDING PAD ELEVATION	LOWEST FLOOR FLOOR ELEVATION	FEMA 100 YEAR FLOOD ELEVATION
90	526.7	527.7	527.7
91	526.8	527.8	527.8
92	526.9	527.9	527.9
108, 109	531.0	531.0	530.0
110	531.1	531.1	530.1
114	531.3	532.3	530.3
115	531.4	532.4	530.4
116	531.5	532.5	530.5
117, 118, 124, 125, 126	531.6	532.6	530.6

Lot	Area	Perimeter	Area	Perimeter	Area	Perimeter	Area	Perimeter
85	12,800	1,200	12,800	1,200	12,800	1,200	12,800	1,200
86	12,800	1,200	12,800	1,200	12,800	1,200	12,800	1,200
87	12,800	1,200	12,800	1,200	12,800	1,200	12,800	1,200
88	12,800	1,200	12,800	1,200	12,800	1,200	12,800	1,200
89	12,800	1,200	12,800	1,200	12,800	1,200	12,800	1,200
90	12,800	1,200	12,800	1,200	12,800	1,200	12,800	1,200
91	12,800	1,200	12,800	1,200	12,800	1,200	12,800	1,200

PLAT NOTES

- 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 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 WERE 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, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUITORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- 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.

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 that offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed as required by the Emory Municipal Subdivision Regulations.

Date: 5/9/1998

DEED BOOK 568, PAGE 485

JOHNSON & SPIVEY, INC.
A TENNESSEE LIMITED PARTNERSHIP
TRUST BOOK A787, PAGE 788

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plan shown herein has been found to comply with the Emory, Tennessee, Municipal Subdivision Regulations, 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.

4/14/1999 Dan Seiff
City Engineer

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Emory, Tennessee, Municipal Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications of the city engineer or his authorized representative.

3-4-1999
Date
Registered Engineer or Surveyor

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

I hereby certify: (1) that all designated roads on this final subdivision plan have been installed in an acceptable manner and according to the specifications of the Emory Municipal Subdivision Regulations, or (2) that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

4-14-1999
Date
City Engineer

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the utility systems outlined or indicated on the final subdivision plan entitled "ROSEMONT" have been installed in accordance with current local and state government equipment and Water System 4-14-1999
Date
Director of Utilities

NOTE: UTILITIES SHOWN ARE AS PLANNED AND NOT NECESSARILY INSTALLED.

CERTIFICATE OF WATER

I hereby certify that the subdivision plan provided hereon has been approved by the Emory, Tennessee, Municipal Planning Commission and that the monuments have been or will be placed, as shown hereon, to the specifications of the city engineer or his authorized representative.

6/1/98
Date
Mayor, Designated Utility Director of Rutherford County

RECORDING FEE: 432.50
STATE TAX: _____
REGISTERERS FEE: _____
TOTAL PAID: 432.50
RECEIPT NO. 168194

JENNIFER M. GERHART, REGISTER
RUTHERFORD COUNTY, TENNESSEE
Revised: 11/10/94
Title: 1-3-99
Mapbook: 53 Page: 448
Plat Book: 21 Page: 137
Deputy: Jennifer M. Gerhart

I hereby certify that this plat has been reviewed and approved for recording in the Rutherford County Development Tax.

Date: 5/9/1998

I hereby certify that this is a category "1" survey and the ratio of precision of this unadjusted survey is 1:10000 as shown hereon.

Plat Bk. 21, Pg. 137
DATE OF RECORDING: April 14, 1999
TIME OF RECORDING: 2:02 P.M.

- LEGEND**
- Power Pole
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Refrigerator
 - Proposed Gate Valve & Box
 - Concrete Thrust Block
 - Existing Water Line
 - Proposed Water Line
 - Existing Sanitary Sewer Line
 - Proposed Sanitary Sewer Line
 - Existing Manhole
 - Proposed Manhole
 - Proposed Blowoff Hydrant

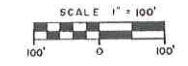
Final Plat
Section III
ROSEMONT
3rd CIVIL DISTRICT, RUTHERFORD COUNTY, TN

FLOOD MAP PANEL: 470169 0109 E
ZONE(S): AE, X

FEDERAL FLOOD NOTE
Apportion of these lots are in an area designated as a special flood area on Community Map 470169 Panel 0109 E, Dated 5/18/98

OWNER: JOHNSON AND SPIVEY, INC.
ADDRESS: 1022 NISSAN DRIVE
SMYRNA, TN 37167
TAX MAP: 48, PART OF PARCELS NO(S): 1.00
DEED BOOK: 566 PAGE: 638

ZONING: R-3
FRONT SETBACK: 35'
SIDE SETBACK: 10' (15' OFF EASEMENT)
REAR SETBACK: 20'



- 61 LOTS-
- IPF IRON PIN FOUND
 - IRON PIN SET
 - UNLESS OTHERWISE NOTED
 - SURVEY POINT