

GENERAL NOTES

- BEARINGS ARE BASED ON A FINAL PLAT OF SEVEN OAKS, SECTION I, OF RECORD IN PLAT BOOK 22, PAGE 32, R.O.R.C. TH.
- THIS PROPERTY LIES WITHIN ZONE K, NOT IN THE 100 YEAR FLOOD PLAIN AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4745C0004 E, EFFECTIVE DATE MAY 18, 1998.
- SUBJECT PROPERTY IS A PORTION OF PARCEL 2.01 AS SHOWN ON RUTHERFORD COUNTY TAX MAP 50.
- BEING A PORTION OF PROPERTY CONVEYED TO SEVEN OAKS PARTNERS, RECORDED IN DEED BOOK 66L PAGE 212, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- PROPERTY IS SUBJECT TO ANY OR ALL EASEMENTS AND RESTRICTIONS WHICH MAY BE REVEALED BY THE FRONTS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE WORK HAS BEEN PROVIDED TO THIS SURVEYOR.
- SUBJECT PROPERTY IS ZONED PRO. MINIMUM BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE AS FOLLOWS:
FRONT = 20'±
SIDE = 10'
REAR = 20'
FRONT SETBACKS ARE 35' ON SEVEN OAKS BLVD. AND 20' ON ALL OTHER STREETS. IN ADDITION, CORNER LOTS HAVE 2 FRONT AND 2 SIDE SETBACKS.
- THE SOIL MATERIALS ON LOTS SHOWN HEREIN MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT. THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SATISFACTORY GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER WITHOUT FLOODING IN THE LOT OR UNDER THE HOUSE, FROM HIS BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.

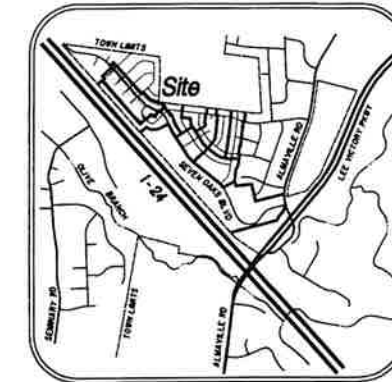
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	09°28'23"	430.00'	60.84'	30.47'	60.79'	N65°03'09"W
C2	13°12'23"	50.00'	114.66'	110.71'	91.14'	N19°22'57"E
C3	41°24'33"	50.00'	39.14'	18.90'	35.36'	N64°22'17"E
C4	90°00'00"	25.00'	39.27'	25.00'	35.36'	N01°20'00"W
C5	07°41'10"	741.62'	99.49'	49.82'	99.41'	N65°17'46"W
C6	86°15'38"	25.00'	37.64'	23.42'	34.18'	S74°23'00"W
C7	77°53'11"	125.00'	169.34'	100.54'	136.68'	S03°31'24"E
C8	77°53'11"	125.00'	169.34'	100.54'	136.68'	N07°51'24"W
C9	86°15'38"	25.00'	37.64'	23.42'	34.18'	N11°30'38"W
C10	09°28'23"	741.62'	111.84'	56.03'	111.74'	S00°59'13"W
C11	90°00'00"	25.00'	39.27'	25.00'	35.36'	S88°40'00"W
C12	41°24'33"	50.00'	39.14'	18.90'	35.36'	S22°57'43"W
C13	262°49'09"	50.00'	229.33'	56.69'	79.00'	N46°20'00"W
C14	41°24'33"	50.00'	39.14'	18.90'	35.36'	N64°22'17"E
C15	90°00'00"	25.00'	39.27'	25.00'	35.36'	N01°20'00"W
C16	90°00'00"	25.00'	39.27'	25.00'	35.36'	S88°40'00"W
C17	41°24'33"	50.00'	39.14'	18.90'	35.36'	S22°57'43"W
C18	262°49'09"	50.00'	229.33'	56.69'	79.00'	N46°20'00"W
C19	41°24'33"	50.00'	39.14'	18.90'	35.36'	N64°22'17"E
C20	90°00'00"	25.00'	39.27'	25.00'	35.36'	N01°20'00"W
C21	90°00'00"	25.00'	39.27'	25.00'	35.36'	S88°40'00"W
C22	41°24'33"	50.00'	39.14'	18.90'	35.36'	S22°57'43"W
C23	262°49'09"	50.00'	229.33'	56.69'	79.00'	N46°20'00"W
C24	41°24'33"	50.00'	39.14'	18.90'	35.36'	N64°22'17"E
C25	90°00'00"	25.00'	39.27'	25.00'	35.36'	N01°20'00"W
C26	90°00'00"	25.00'	39.27'	25.00'	35.36'	S88°40'00"W
C27	41°24'33"	50.00'	39.14'	18.90'	35.36'	S22°57'43"W
C28	262°49'09"	50.00'	229.33'	56.69'	79.00'	N46°20'00"W
C29	90°00'00"	25.00'	39.27'	25.00'	35.36'	S88°40'00"W
C30	90°00'00"	25.00'	39.27'	25.00'	35.36'	S01°20'00"W
C31	90°00'00"	25.00'	39.27'	25.00'	35.36'	N88°40'00"W
C32	90°00'00"	25.00'	39.27'	25.00'	35.36'	S01°20'00"W
C33	90°00'00"	25.00'	39.27'	25.00'	35.36'	N88°40'00"W
C34	90°00'00"	25.00'	39.27'	25.00'	35.36'	S01°20'00"W
C35	90°00'00"	25.00'	39.27'	25.00'	35.36'	S01°20'00"W
C36	90°00'00"	25.00'	39.27'	25.00'	35.36'	S01°20'00"W
C37	23°46'21"	691.62'	263.21'	143.68'	281.17'	S58°14'10"E

LOT AREAS

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
194	13,840	0.313	226	8,125	0.187
195	11,838	0.272	227	7,290	0.168
196	11,033	0.253	228	10,268	0.236
197	9,428	0.216	229	10,268	0.236
198	9,795	0.225	230	10,268	0.236
199	9,547	0.220	231	10,268	0.236
200	9,597	0.219	232	7,290	0.168
201	9,852	0.226	233	8,125	0.187
202	11,341	0.260	234	10,491	0.241
203	11,116	0.255	235	10,491	0.241
204	11,116	0.255	236	8,125	0.187
205	10,491	0.241	237	7,290	0.168
206	10,491	0.241	238	10,268	0.236
207	10,491	0.241	239	10,268	0.236
208	10,491	0.241	240	10,268	0.236
209	10,491	0.241	241	10,268	0.236
210	10,268	0.236	242	7,290	0.168
211	10,267	0.236	243	8,125	0.187
212	7,290	0.168	244	10,492	0.241
213	8,125	0.187	245	11,649	0.267
214	10,491	0.241	246	12,090	0.278
215	10,491	0.241	247	20,263	0.465
216	8,125	0.187	248	15,923	0.363
217	7,290	0.168	249	14,563	0.334
218	10,267	0.236	250	13,909	0.319
219	10,268	0.236	251	9,448	0.216
220	10,268	0.236	252	14,533	0.334
221	10,268	0.236	253	12,879	0.296
222	7,290	0.168	254	8,428	0.193
223	8,125	0.187	255	8,428	0.193
224	10,491	0.241	256	9,261	0.212
225	10,491	0.241			

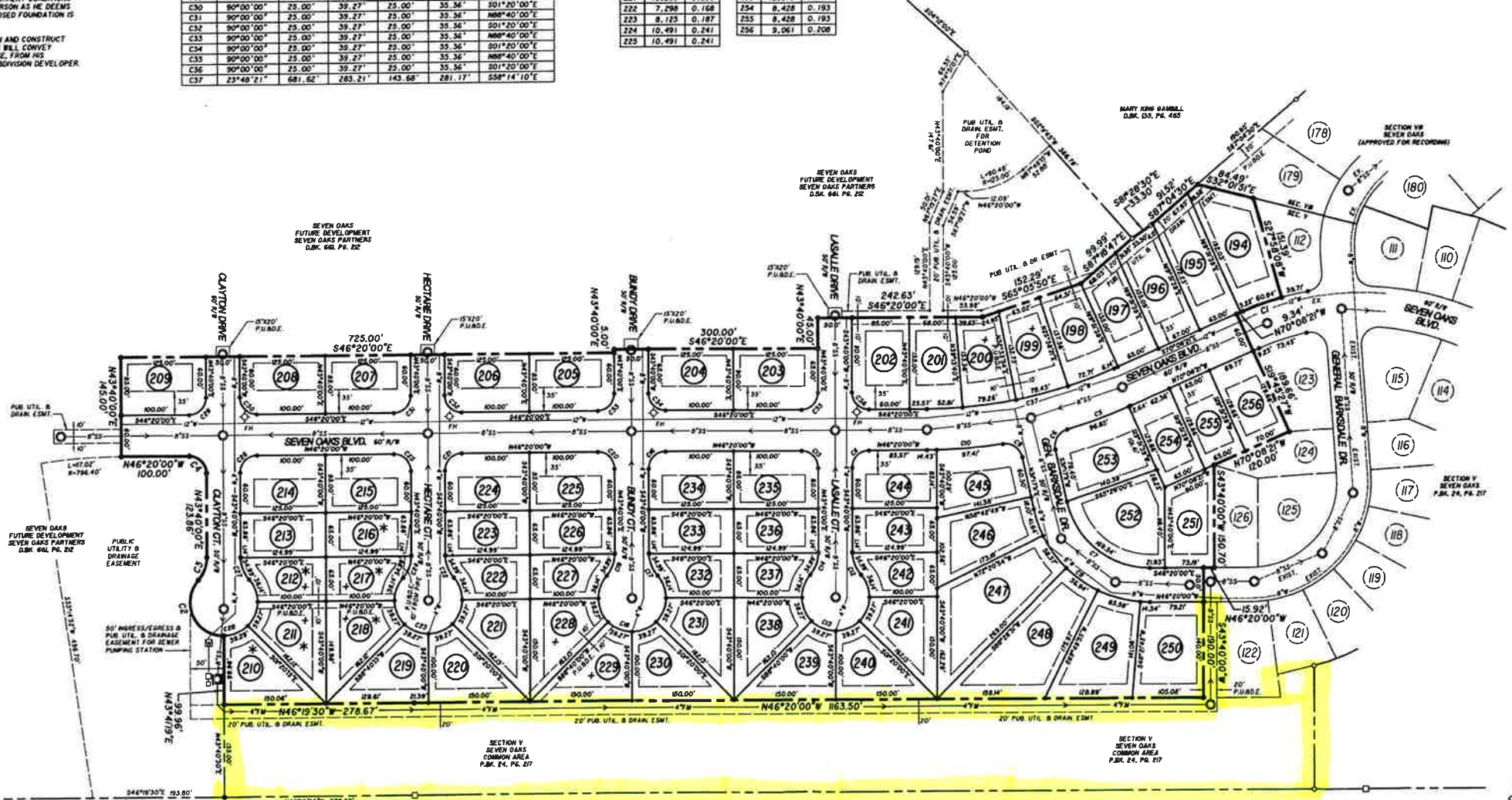
* LOTS 199, 200, 212, 217, 218, 228, 229: NO A/C PADS OR ACCESSORY STRUCTURES ARE ALLOWED WITHIN 5 FT. OF A SIDE SETBACK THAT IS ADJACENT TO A PUBLIC UTILITY AND DRAINAGE EASEMENT.



LOCATION MAP
N.T.S.

* LOTS REQUIRING MINIMUM FINISHED FLOOR ELEVATION

LOT	MIN. FFE	MIN. PAD ELEV.
210	562.00	560.00
211	562.00	560.00
212	562.00	560.00
216	562.00	560.00
218	562.00	560.00



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 ESTABLISHING 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 SMYRNA MUNICIPAL SUBDIVISION REGULATIONS.
DATE: 5/22/03
OWNER/REPRESENTATIVE: [Signature]

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 SMYRNA, TENNESSEE, PLANNING COMMISSION AND THAT THE MONUMENTS WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE CITY ENGINEER, OR HIS AUTHORIZED REPRESENTATIVE.
SEC. NO.: 11-18-02
DATE: 5/22/03
CITY ENGINEER: [Signature]

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS
I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE SMYRNA 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.
DATE: 5-22-03
CITY ENGINEER: [Signature]

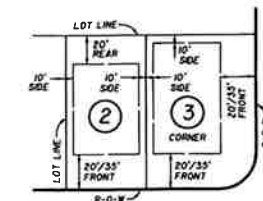
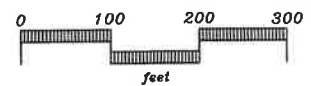
CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS
I HEREBY CERTIFY THAT THE UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL PLAT ENTITLED "SEVEN OAKS, SECTION IX", HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS.
DATE: 5-22-03
DIRECTOR OF UTILITIES: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SMYRNA, 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.
DATE: 5/22/03
PLANNING COMMISSION SECRETARY: [Signature]



OWNER/DEVELOPER:
SEVEN OAKS PARTNERS
CONTACT: RICK CANTRELL
P.O. BOX 5049
MURFREESBORO, TN 37133-5049

TOTAL AREA IN SECTION IX = 15,713 ACRES
AREA IN 63 LOTS = 14,932 ACRES
AREA IN RIGHT-OF-WAY = 4.781 ACRES



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- CONC. MONUMENT SET (NEW)
- ⊕ WATER LINE w/ FIRE HYD.
- S-15 SEWER LINE w/ MANHOLE
- 4" S-15 SEWER FORCE MAIN

Jennifer H. Neibert, Registrar
Rutherford County, Tennessee
Instrument: 1190048
Date: 5/22/2003 at 8:31 am
Clerk: [Signature]
Total: 17.00
26 Pages 171-171

BENCHMARK
RR SPIKE IN 15' HICKORY ON LOT 104, BUCHANAN DR. SEC. FOUR, SEVEN OAKS ELEV=976.47

I hereby certify that this plat has been reviewed and payment received for this Rutherford County Development Tax.
Tax Exemption No. 1012 5/22/03
Rutherford County Register/Planning Commission

PLAT BOOK 26, PAGE 171
TIME OF RECORDING: 8:34 A.M.
DATE OF RECORDING: May 23, 2003

FINAL PLAT
SECTION IX
SEVEN OAKS
TOWN OF SMYRNA, TENNESSEE
4th CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
123 SAMSONITE BOULEVARD • MURFREESBORO, TENNESSEE 37139
PHONE (615) 890-7501 • FAX (615) 895-2567

PROJ # 06258	DATE: 5-22-03	FILE: 800PLAT	DRAWN BY: ACAD/JWB	SCALE: 1" = 100'	SHEET 1 OF 1
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