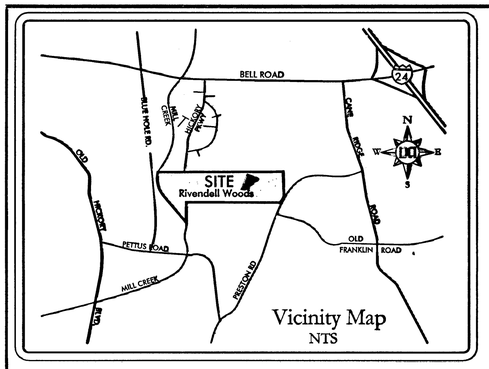


Vicinity Map
NTS

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP-CALL BEFORE YOU DIG

N
W E
S

Scale 1" = 50'

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWENTY-TWO LOTS.
2. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3.05 FOR A CATAGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
3. CURRENT ZONING FOR SUBJECT PARCELS IS RS10 (SINGLE FAMILY 10,000 SQUARE FOOT LOT) PER THE METROPOLITAN PLANNING DEPARTMENT-ONLINE MAPPING: PARCEL REPORT.
4. THIS SURVEYOR DID NOT PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT. 1)THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT. 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN.
5. PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO PROPERTY MAP NUMBER 174-01-0 PROPERTY ASSESSOR'S OFFICE, DAVIDSON COUNTY, TENNESSEE.
6. PROPERTY OWNER
   PARCEL 1 & 2: RIVENDELLWOODS LLC
   201 E MAIN STREET, SUITE 300
   MURFREESBORO, TN 37130
7. BEARINGS SHOWN ARE BASED ON GPS OBSERVATION AND ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83).
8. THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAPS BEING UNPRINTED MAP NO. 47037C0366F, EFFECTIVELY DATED: APRIL 20, 2001.
9. THIS SURVEY WAS PREPARED USING THE LATEST RECORDED DEEDS & PLAT DESCRIPTIONS REFERENCED HEREON. NO TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR AT THE TIME OF SURVEY. THIS SURVEY IS SUBJECT TO SUCH FACTS THAT A CURRENT TITLE EXAMINATION MAY REVEAL.
10. PROPERTY CORNERS SHOWN THUS -●- ARE MARKED BY IRON RODS.
11. A PUBLIC UTILITY & DRAINAGE EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHT-OF-WAYS OR UNLESS NOTED OTHERWISE SHALL HEREBY BE MADE A PART OF THIS RECORDING. WHERE CORNER BUILDING SETBACKS ARE LESS THAN TWENTY FEET (20'), THE EASEMENT DEPTH SHALL BE REDUCED TO THE BUILDING ENVELOPE THEN BACK TO ORIGINAL DEPTH.
12. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
13. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER. INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
14. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
15. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
16. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHALL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
17. A PRESSURE REDUCING VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN WATER PRESSURES EXCEED 100 PSI AND A PRV IS REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI
18. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
19. THE DEVELOPMENT OF THIS PROPERTY SHALL COMPLY WITH METRO WATER SERVICES. STORM WATER DIVISION, INFILL GUIDELINES PER ORDINANCE BL2004-910.
20. SETBACKS SHALL BE AS PER THE METRO ZONING ORDINANCE.
21. NATURAL CONSERVATION AREA SHALL REMAIN UNDISTURBED.
22. NATURAL CONSERVATION AREA SHALL BE OWNED AND MAINTAINED, AS NEEDED, BY THE HOMEOWNERS' ASSOCIATION.
23. PRIOR TO APPLICATION FOR A BUILDING PERMIT ON A LOT DESIGNATED AS CRITICAL, A PLAN SHALL BE SUBMITTED TO THE EXECUTIVE DIRECTOR FOR APPROVAL AS DESCRIBED IN THE SUBDIVISION REGULATIONS.
24. * DENOTES CRITICAL LOT.

Lot No.	Sq. Feet	Acres
191	6399.12	0.15
192	6495.06	0.15
193	6407.86	0.15
194	6403.87	0.15
195	6398.20	0.15
196	5903.73	0.14
197	5500.00	0.13
198	5500.00	0.13
199	5500.00	0.13
200	8493.33	0.19
201	7439.12	0.17
202	7092.08	0.16
203	11005.89	0.25
204	6892.18	0.16
205	5529.03	0.13
206	5599.99	0.13
207	5600.00	0.13
208	5600.00	0.13
209	5600.00	0.13
210	5600.00	0.13
211	5591.19	0.13
212	8876.55	0.20

FUTURE PHASE

OPEN SPACE
(321385.649 SQ. FT.
7.378 ACRES
NATURAL CONSERVATION)
(902)
ALL OPEN SPACE OUTSIDE OF THE CEMETERY TO BE A PUBLIC UTILITY AND DRAINAGE EASEMENT

(1) RIVENDELL, LLC
INSTR. NO. 20060717-0085867, R.O.D.C.,TN

(2) RIVENDELL, LLC
INSTR. NO. 20060717-0085867, R.O.D.C.,TN

TVA LINE AND 150' EASEMENT

S 69°02'58" E 527.54'

N 21°57'58" E 1077.72'

CEMETERY

10 FOOT ACCESS EASEMENT FOR CEMETERY

OPEN SPACE
(321385.649 SQ. FT.
7.378 ACRES
NATURAL CONSERVATION)
ALL OPEN SPACE OUTSIDE OF THE CEMETERY TO BE A PUBLIC UTILITY AND DRAINAGE EASEMENT

TN SPC NAD 1983
N:619,877.9647
E:1,771,517.3031

TN SPC NAD 1983
N:620,281.7825
E:1,771,977.1680

OLD FOREST ROAD (44' R.O.W.)

SHIRE DRIVE

EX. PHASE 1

EX. PH

Parcel 1
Parcel 2

PUBLIC UTILITY & DRAINAGE EASEMENT

3' SIDEWALK EASEMENT

RIVENDELL WOODS PHASE ONE- SECTION TWO INSTR. NO.: 20080624-0068635, R.O.D.C.,TN

RESUB OF LOTS 188, 222 & 223 RIVENDELL WOODS PHASE ONE- SECTION ONE INSTR. NO.: 20121102-0100778, R.O.D.C.,TN

N 82°18'21" W 117.71'

LINE	BEARING	DISTANCE
L1	S 89°00'25" E	29.45'
L2	S 74°26'00" E	73.08'
L3	S 59°37'04" E	73.65'
L4	S 46°08'03" E	70.94'
L5	N 41°17'14" W	13.92'
L6	S 37°07'53" W	68.00'
L7	S 63°58'17" W	50.77'
L8	S 80°13'32" W	50.99'
L9	N 52°52'07" W	2.13'
L10	S 52°52'07" E	2.13'
L11	N 51°39'48" E	29.65'
L12	N 76°25'50" E	72.97'
L13	S 89°00'25" E	43.59'

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	11°34'54"	175.00'	17.75'	35.37'	N 47°04'40" W	35.31'
C2	78°25'06"	132.00'	107.69'	180.66'	S 87°55'20" W	166.89'
C3	41°24'35"	25.00'	9.45'	18.07'	S 28°00'29" W	17.68'
C4	291°28'38"	63.00'	42.91'	320.50'	N 26°57'29" W	70.93'
C5	70°04'04"	25.00'	17.53'	30.57'	N 83°44'48" E	28.70'
C6	78°25'06"	178.00'	145.22'	243.62'	N 87°55'20" E	225.05'

LEGEND

I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET)
M.H.	SANITARY MANHOLE
A.D.	INLET
W.M.	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
LOT NUMBER	(00)
PARCEL NUMBER	(1)
PROPERTY LINE	
WATER LINE	-W-
SANITARY LINE	-SA-

CERTIFICATE OF OWNERSHIP

I hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Instrument in CQ-20060717-0085867, Davidson County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and that this plat constitutes offers of irrevocable dedication for all public roads, utilities, easements and other facilities shown hereon as required by the Subdivision Regulations of the Planning Commission of Metropolitan Nashville, Davidson County.

Name _____ Date 6-3-2015

Jonathan Floyd
Rivendell, LLC
Map 174 Parcels 1 & 2

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Class "A" survey having an unadjusted ratio of precision of 1:10,000 and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

STEVEN C. MATTHEWS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2353

Name _____ Date 6/1/2015

COMMISSION APPROVAL

Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.

Secretary _____ Date 7-24-15

SUBDIVISION NUMBER 2015S-067-001

Davidson County PLAT-LQ
Recvd: 07/24/15 14:19 2 pgs
Fees:20.00 Taxes:0.00
20150724-0072969

FINAL PLAT

Rivendell Woods

Phase 4

ANTIOCH, DAVIDSON COUNTY, TENNESSEE
COUNCIL DISTRICT 32, COUNCIL MAN JACOBIA DOWELL

TOTAL AREA	LINEAR FEET	SCALE: 1" = 50'
=11.48 ACRES	NEW STREETS	PROJECT # 02074
= 500,058.26 S.F.	= 602 L.F.	

Owner & Developer:
Rivendell LLC
201 East Main Street
Suite 300
Murfreesboro, Tennessee 37130

Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

REVISIONS:
Revised: April 15, 2015
Revised: May 4, 2015
Revised: June 3, 2015

DATE: April 10, 2015

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

PROJECT #02074
SHEET NUMBER:
P1
1 OF 1

I, Robert Leeman, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared to me, KELLY ADAMS, a notary public for this county and state, Robert Leeman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

MY COMMISSION EXPIRES: August 23, 2016

Notary's seal (if on paper)