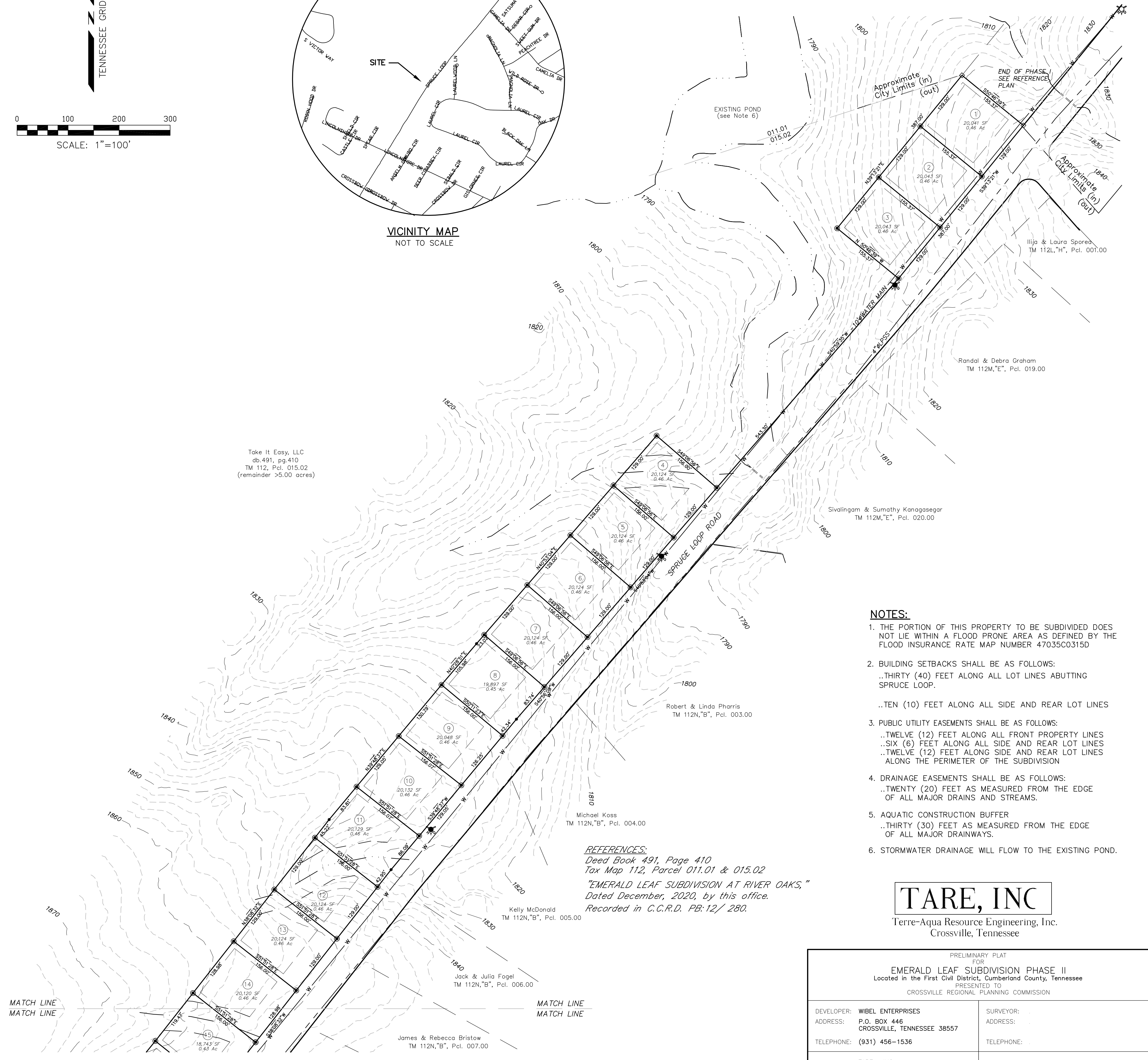


VICINITY MAP  
 NOT TO SCALE



Take It Easy, LLC  
 db.491, pg.410  
 TM 112, Pcl. 015.02  
 (remainder >5.00 acres)

- NOTES:**
1. THE PORTION OF THIS PROPERTY TO BE SUBDIVIDED DOES NOT LIE WITHIN A FLOOD PRONE AREA AS DEFINED BY THE FLOOD INSURANCE RATE MAP NUMBER 47035C0315D
  2. BUILDING SETBACKS SHALL BE AS FOLLOWS:  
 ..THIRTY (40) FEET ALONG ALL LOT LINES ABUTTING SPRUCE LOOP.  
 ..TEN (10) FEET ALONG ALL SIDE AND REAR LOT LINES
  3. PUBLIC UTILITY EASEMENTS SHALL BE AS FOLLOWS:  
 ..TWELVE (12) FEET ALONG ALL FRONT PROPERTY LINES  
 ..SIX (6) FEET ALONG ALL SIDE AND REAR LOT LINES  
 ..TWELVE (12) FEET ALONG SIDE AND REAR LOT LINES ALONG THE PERIMETER OF THE SUBDIVISION
  4. DRAINAGE EASEMENTS SHALL BE AS FOLLOWS:  
 ..TWENTY (20) FEET AS MEASURED FROM THE EDGE OF ALL MAJOR DRAINS AND STREAMS.
  5. AQUATIC CONSTRUCTION BUFFER  
 ..THIRTY (30) FEET AS MEASURED FROM THE EDGE OF ALL MAJOR DRAINWAYS.
  6. STORMWATER DRAINAGE WILL FLOW TO THE EXISTING POND.

**REFERENCES:**  
 Deed Book 491, Page 410  
 Tax Map 112, Parcel 011.01 & 015.02  
 "EMERALD LEAF SUBDIVISION AT RIVER OAKS,"  
 Dated December, 2020, by this office.  
 Recorded in C.C.R.D. PB.12/ 280.

**TARE, INC**  
 Terre-Aqua Resource Engineering, Inc.  
 Crossville, Tennessee

- LEGEND:**
- CONT INDEX
  - CONTOUR
  - R.O.W.
  - LOT LINES
  - ②7 LOT NUMBER
  - BUILDING SETBACK
  - STREAM/DRAINWAY BUFFER
  - NATURAL DRAINWAY
  - w EXISTING WATER LINE
  - EXISTING FIRE HYDRANT
  - EXISTING SEWER LINE
  - PROPOSED FIRE HYDRANT
  - IRON PIN FOUND
  - IRON PIN TO BE SET
  - NON-MONUMENTED ANGLE POINT

PRELIMINARY PLAT FOR <b>EMERALD LEAF SUBDIVISION PHASE II</b> Located in the First Civil District, Cumberland County, Tennessee PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION	
DEVELOPER: WIBEL ENTERPRISES ADDRESS: P.O. BOX 446 CROSSVILLE, TENNESSEE 38557 TELEPHONE: (931) 456-1536	SURVEYOR: ADDRESS: TELEPHONE:
ENGINEER: TARE, INC. ADDRESS: P.O. BOX 846 CROSSVILLE, TENNESSEE 38557 TELEPHONE: (931) 484-7543	ACREAGE SUBDIVIDED: 144± ac. NUMBER OF LOTS: 28 SCALE: 1"=100' DATE: December, 2023 TAX MAP REFERENCE: Map 112, Pcl. 015.02