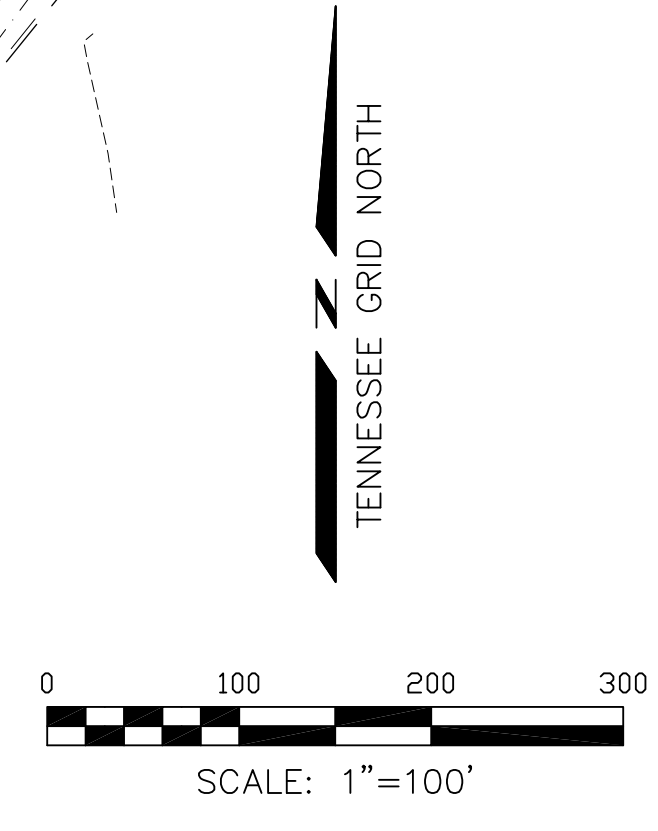


VICINITY MAP  
NOT TO SCALE



**NOTES:**

1. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS DEFINED BY FLOOD INSURANCE RATE MAP 47035C0305D, 47035C0308D AND 47035C0315D.
2. BUILDING SETBACKS SHALL BE AS FOLLOWS:  
 ..FORTY (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 CENTER OF ALL MAJOR DRAINS AND STREAMS.
5. STORMWATER DRAINAGE WILL FLOW TO THE EXISTING POND.

**LEGEND:**

- ⑥ LOT LINES
- ⑥ LOT NUMBER
- - - 1875 - - - EXISTING CONTOUR (5' interval)
- - - - - BUILDING SETBACK
- - - - - EXISTING WATER LINE
- - - - - EXISTING SEWER LINE
- - - - - NATURAL DRAINWAY
- ⊗ EXISTING FIRE HYDRANT
- ipf IRON PIN FOUND
- IRON PIN SET
- - - - - STREAM/DRAINWAY BUFFER

**REFERENCES:**  
 Deed Book 491, Page 410  
 Tax Map 112, Parcel 011.01 & 015.02

PRELIMINARY PLAT FOR <b>EMERALD LEAF SUBDIVISION AT RIVER OAKS</b> Located in the First Civil District, Cumberland County, Tennessee PRESENTED TO CROSSVILLE REGIONAL PLANNING COMMISSION	
DEVELOPER: TAKE IT EASY, LLC ADDRESS: P.O. BOX 446 CROSSVILLE, TENNESSEE 38557 TELEPHONE: (931) 456-1536	SURVEYOR: RICHARD SMITH ADDRESS: 971 HILLENDALE ROAD CROSSVILLE, TENNESSEE 38572 TELEPHONE: (931) 788-6433
ENGINEER: TARE, INC. ADDRESS: P.O. BOX 846 CROSSVILLE, TENNESSEE 38557 TELEPHONE: (931) 484-7543	ACREAGE SUBDIVIDED: 5.55 ac. NUMBER OF LOTS: 12 SCALE: 1"=100' DATE: August, 2020 TAX MAP REFERENCE: Map 112, Pct. 011.01 & 015.02