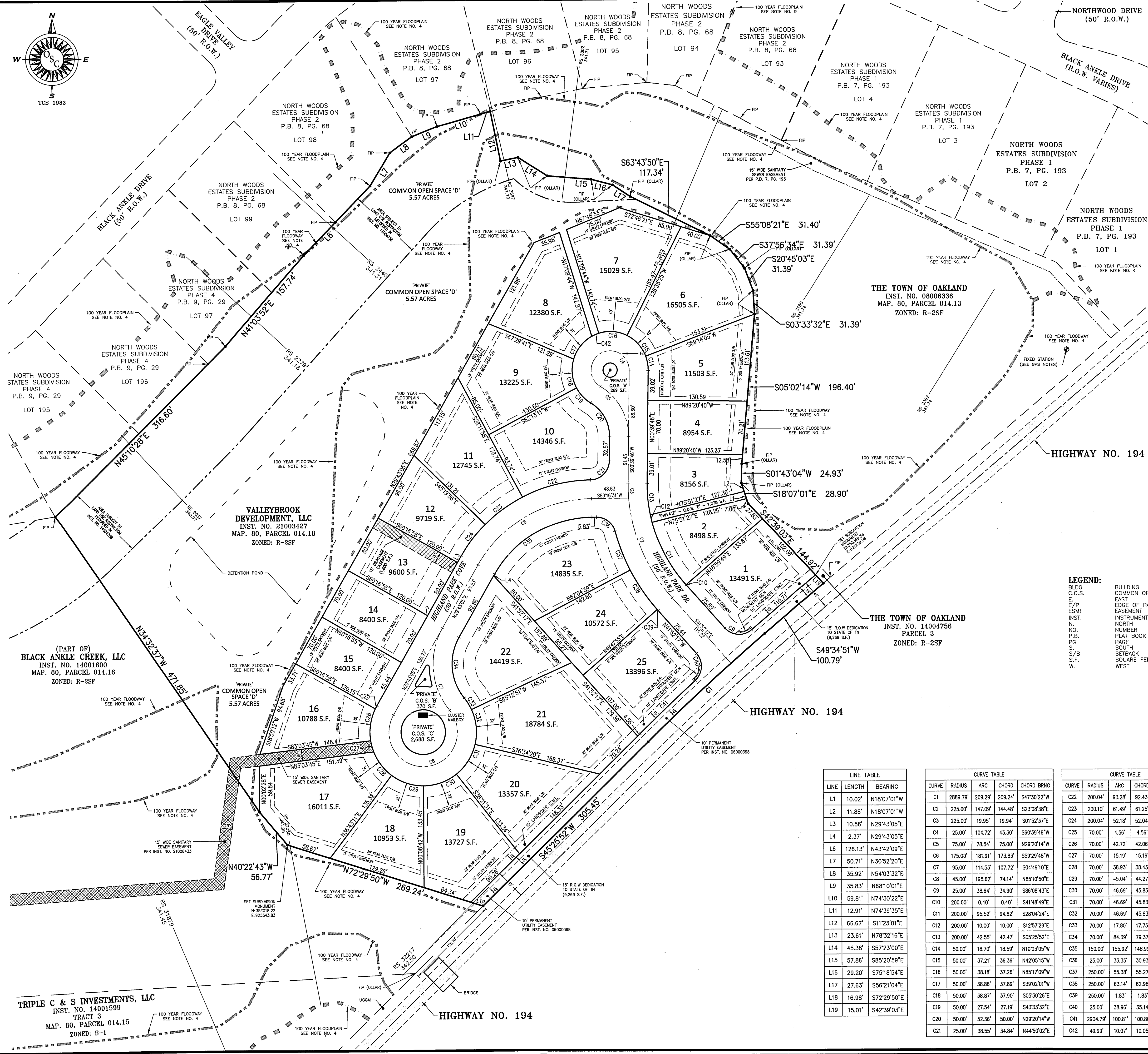
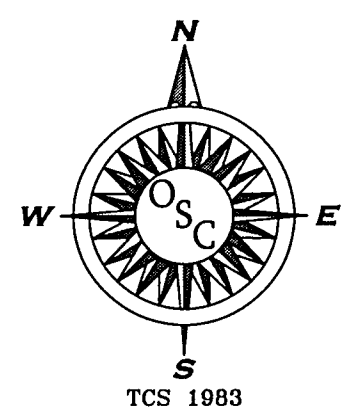
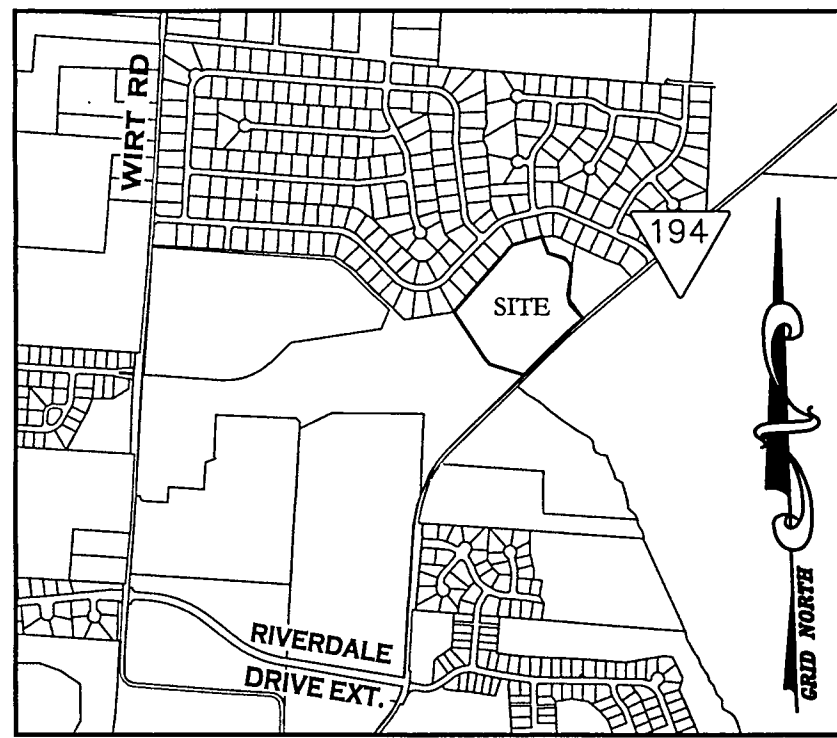




- THE FOLLOWING SETBACKS APPLY TO ALL LOTS:
- BUILDING SETBACKS:**
- THIRTY (30) FOOT FRONT YARD SETBACK (UNLESS OTHERWISE SHOWN)
 - FIVE (5) FOOT SIDE YARD SETBACK
 - TWENTY (20) FOOT REAR YARD SETBACK (UNLESS OTHERWISE SHOWN)
 - SEVENTY (70) FOOT MINIMUM LOT WIDTH AT BUILDING LINE
- UTILITY EASEMENTS:**
- FIFTEEN (15) FOOT FRONT/REAR EASEMENTS
 - FIVE (5) FOOT SIDE EASEMENTS



VICINITY MAP

- NOTES:**
1. PLAT PREPARED FOR VALLEYBROOK DEVELOPMENT COMPANY.
 2. BEARINGS ARE RELATIVE TO TCS 1983 AS DEFINED BY TCA 66-6-101.103. COORDINATES SHOWN HEREON ARE GRID COORDINATES EXPRESSED IN U.S. FOOT.
 3. THIS PROPERTY IS LOCATED IN (ZONE X) WHICH IS NOT A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 47047C0170C, COMMUNITY PANEL NO. 470418 0170 C, EFFECTIVE DATE: NOVEMBER 5, 2008.
 4. FLOODWAY AND FLOODPLAIN SHOWN HEREON ARE DERIVED FROM THE FLOOD STUDY FOR BLACK ANKLE CREEK FOR THE TOWN OF OAKLAND, PREPARED BY PARKER, ESTES AND ASSOCIATES, LLC, DATED SEPTEMBER 13, 2010.
 5. A MINIMUM OF 2 PERMANENT SURVEY MONUMENTS WILL BE SET WITHIN THIS DEVELOPMENT AND A MINIMUM OF 2 BENCHMARKS WILL BE SET FOR EACH PHASE BASED ON THE ACCEPTED DATUM. LOCATION OF THESE BENCHMARKS & MONUMENTS TO BE SHOWN ON CONSTRUCTION PLANS.
 6. THE ON-GOING MAINTENANCE & GENERAL SITE UPKEEP OF THE COMMON OPEN SPACES, DETENTION POND & CLUSTER MAILBOX SITE SHALL BE THE RESPONSIBILITY OF THE HIGHLAND PARK HOMEOWNERS ASSOCIATION.

- GPS NOTES:**
1. FOR BOUNDARY AND TOPOGRAPHIC (IF APPLICABLE) ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATES OF 08-23-2019 AND 09-10-2019.
 2. A TRIMBLE RBS DUAL FREQUENCY RECEIVER WAS USED.
 3. THE GRID COORDINATES OF THE FIXED STATION(S) SHOWN WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12B.
 4. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: HORIZONTAL 0.05' - VERTICAL 0.10'.
 5. COMBINED GRID FACTOR: 1.0000127478 CENTERED ON FIXED STATION AS SHOWN HEREON.

REQUIRED "PRIVATE" SIDEWALKS			
STREET NAMES	S/W WIDTH	SIDE	LOCATION FROM CURB
HIGHLAND PARK DRIVE	5'	BOTH	4.5' GRASS STRIP
HIGHLAND PARK COVE	5'	BOTH	4.5' GRASS STRIP

THE REQUIRED "PRIVATE" SIDEWALKS SHALL BE INSTALLED ACROSS THE FRONTAGES OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO OCCUPANCY OF BUILDING. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO OCCUPANCY OF THE BUILDING.

THE CITY OF OAKLAND SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.

NO TREES, SHRUB, PERMANENT STRUCTURES OR OTHER UTILITIES (EXCEPT FOR CROSSING) WILL BE ALLOWED WITHIN SANITARY SEWER & DRAINAGE EASEMENTS. MAINTENANCE OF SIDEWALK SHALL BE RESPONSIBILITY OF LOT OWNER.

LEGEND:

BLDG C.O.S.
EAST
E/PT
ESMT
INST.
N.
NO.
P.B.
PG.
S.
SOUTH
SETBACK
SQUARE FEET
WEST

BUILDING
COMMON OPEN SPACE
EAST
EDGE OF PAVEMENT
EASEMENT
INSTRUMENT
NORTH
NUMBER
PLAT BOOK
PAGE
SOUTH
SETBACK
SQUARE FEET
WEST

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.02'	N18°07'01"W
L2	11.88'	N18°07'01"W
L3	10.56'	N29°43'05"E
L4	2.37'	N29°43'05"E
L6	126.13'	N43°42'09"E
L7	50.71'	N30°52'20"E
L8	35.92'	N54°03'32"E
L9	35.83'	N68°10'01"E
L10	59.81'	N74°30'22"E
L11	12.91'	N74°39'35"E
L12	66.67'	S11°23'01"E
L13	23.61'	N78°32'16"E
L14	45.38'	S57°23'00"E
L15	57.86'	S85°20'59"E
L16	29.20'	S75°18'54"E
L17	27.63'	S56°21'04"E
L18	16.98'	S72°29'50"E
L19	15.01'	S42°39'03"E

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	CHORD BRNG
C1	2889.79'	209.29'	209.24'	S47°30'22"W
C2	225.00'	147.09'	144.48'	S23°08'38"E
C3	225.00'	19.95'	19.94'	S01°52'37"E
C4	25.00'	104.72'	43.30'	S60°39'46"W
C5	75.00'	78.54'	75.00'	N29°20'14"W
C6	175.00'	181.91'	173.83'	S59°29'48"W
C7	95.00'	114.53'	107.72'	S04°49'10"E
C8	45.00'	195.62'	74.14'	N85°10'50"E
C9	25.00'	38.64'	34.90'	S86°08'43"E
C10	200.00'	0.40'	0.40'	S41°48'49"E
C11	200.00'	95.52'	94.62'	S28°04'24"E
C12	200.00'	10.00'	10.00'	S12°57'29"E
C13	200.00'	42.55'	42.47'	S05°25'52"E
C14	50.00'	18.70'	18.59'	N10°03'05"W
C15	50.00'	37.21'	36.36'	N42°05'15"W
C16	50.00'	38.18'	37.26'	N85°17'09"W
C17	50.00'	38.86'	37.89'	S39°02'01"W
C18	50.00'	38.87'	37.90'	S05°30'26"E
C19	50.00'	27.54'	27.19'	S43°33'32"E
C20	50.00'	52.36'	50.00'	N29°20'14"W
C21	25.00'	38.55'	34.84'	N44°50'02"E

CURVE TABLE				
CURVE	RADIUS	AHC	CHORD	CHORD BRNG
C22	200.04'	93.28'	92.43'	S75°38'44"W
C23	200.10'	61.49'	61.25'	S53°28'30"W
C24	200.04'	52.18'	52.04'	S37°11'32"W
C25	70.00'	4.58'	4.56'	S27°51'08"W
C26	70.00'	42.72'	42.06'	S08°30'03"W
C27	70.00'	15.19'	15.16'	S15°11'59"E
C28	70.00'	38.93'	38.43'	S37°20'52"E
C29	70.00'	45.04'	44.27'	S71°42'46"E
C30	70.00'	46.69'	45.83'	N70°44'54"E
C31	70.00'	46.69'	45.83'	N32°32'05"E
C32	70.00'	46.69'	45.83'	N05°40'45"W
C33	70.00'	17.80'	17.75'	N32°04'17"W
C34	70.00'	84.39'	79.37'	S04°49'10"E
C35	150.00'	155.92'	148.99'	S59°29'48"W
C36	25.00'	33.35'	30.93'	N52°30'21"W
C37	250.00'	55.38'	55.27'	S20°38'00"E
C38	250.00'	63.14'	62.98'	S34°12'57"E
C39	250.00'	1.83'	1.83'	S41°39'42"E
C40	25.00'	38.96'	35.14'	N02°46'27"E
C41	2904.79'	100.81'	100.80'	S46°25'31"W
C42	49.99'	10.07'	10.05'	S67°04'10"W

BK/PG: 11/216-215
22000841

1 PGS: PLAT	0.00
EDDIE BATCH: 11/18/15	0.00
01/21/2022 - 11:15 AM	0.00
VALUE	0.00
MORTGAGE TAX	0.00
RECORDING TAX	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	2.00

STATE OF TENNESSEE, FAYETTE COUNTY

ED PATTAT

REGISTERED PROFESSIONAL

FINAL PLAT

HIGHLAND PARK

BEING LOCATED ON THE

VALLEYBROOK DEVELOPMENT, LLC

PROPERTY

RECORDED IN

INST. NO. 21003427

DISTRICT 8 - MAP 80 - PART OF PARCEL 14.18

14.36 ACRES - 25 LOTS - ZONED: R-2SF

OAKLAND, FAYETTE COUNTY, TENNESSEE

DATE: DECEMBER 21, 2021

SHEET 1 OF 2

0 60' 120'

1" = 60'

PROPERTY OWNER

VALLEYBROOK DEVELOPMENT, LLC

8620 TRINITY DRIVE

CORDEVA, TN 38018

ENGINEER

MCCARTY GRANBERY

ENGINEERING

198 PROGRESS ROAD

COLLIERVILLE, TN 38017 - (P) 901.221.0075

SURVEYOR

OLLAR

SURVEYING COMPANY

3157 HIGHWAY 64, STE 250

EADS, TN 38028 - (P) 901.465.5555

NOTES:

1. PLAT PREPARED FOR VALLEYBROOK DEVELOPMENT COMPANY.
2. BEARINGS ARE RELATIVE TO TCS 1983 AS DEFINED BY TCA 66-6-101.103. COORDINATES SHOWN HEREON ARE GRID COORDINATES EXPRESSED IN U.S. FOOT.
3. THIS PROPERTY IS LOCATED IN (ZONE X) WHICH IS NOT A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 47047C0170C, COMMUNITY PANEL NO. 470419 0170 C, EFFECTIVE DATE: NOVEMBER 5, 2009.
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5. A MINIMUM OF 2 PERMANENT SURVEY MONUMENTS WILL BE SET WITHIN THIS DEVELOPMENT AND A MINIMUM OF 2 BENCHMARKS WILL BE SET FOR EACH PHASE BASED ON THE ACCEPTED DATUM. LOCATION OF THESE BENCHMARKS & MONUMENTS TO BE SHOWN ON CONSTRUCTION PLANS.
6. THE ON-GOING MAINTENANCE & GENERAL SITE UPKEEP OF THE COMMON OPEN SPACES, DETENTION POND & CLUSTER MAILBOX SITE SHALL BE THE RESPONSIBILITY OF THE HIGHLAND PARK HOMEOWNERS ASSOCIATION.

GPS NOTES:

1. FOR BOUNDARY AND TOPOGRAPHIC (IF APPLICABLE) ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATES OF 08-23-2019 AND 09-10-2019.
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THE FOLLOWING SETBACKS APPLY TO ALL LOTS:

- BUILDING SETBACKS:
- THIRTY (30) FOOT FRONT YARD SETBACK (UNLESS OTHERWISE SHOWN)
 - FIVE (5) FOOT SIDE YARD SETBACK
 - TWENTY (20) FOOT REAR YARD SETBACK (UNLESS OTHERWISE SHOWN)
 - SEVENTY (70) FOOT MINIMUM LOT WIDTH AT BUILDING LINE

- UTILITY EASEMENTS:
- FIFTEEN (15) FOOT FRONT/REAR EASEMENTS
 - FIVE (5) FOOT SIDE EASEMENTS

OWNER'S CERTIFICATE

I/WE, Ronnie Faulkner, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS, EASEMENTS, RIGHTS-OF-WAY & RIGHTS OF ACCESS AS SHOWN AND ALL UTILITIES TO THE TOWN OF OAKLAND FOREVER, AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT, AND THAT THE SAID PROPERTY IS UNENCUMBERED BY ANY TAXES THAT HAVE BECOME DUE AND PAYABLE.

Ronnie Faulkner Manager 1/4/22
OWNER DATE

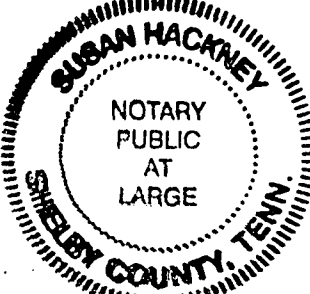
STATE OF TENNESSEE
COUNTY OF FAYETTE

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, APPEARED Ronnie Faulkner, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH, ACKNOWLEDGE HIMSELF TO BE OWNER OF THE HIGHLAND PARK SUBDIVISION, AND HE, AS SUCH OWNER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME AS OWNER.

IN WITNESS WHERE OF, I HEREUNTO SET OUT MY HAND AND AFFIX MY SEAL THIS 4th DAY OF January, 2022.

Susan Hackney
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-2-2024



CERTIFICATE OF APPROVAL OF WATER, SEWER AND DRAINAGE SYSTEMS PLANS

I, Kenneth R. King, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE WATER, SEWER AND DRAINAGE SYSTEMS PLANS FOR THIS SUBDIVISION AND CERTIFY THAT THEY CONFORM SUBSTANTIALLY TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND TECHNICAL SPECIFICATIONS OF THE CITY OF OAKLAND AND ARE HEREBY APPROVED.

Kenneth R. King 01-27-22
CITY ENGINEER DATE

CERTIFICATE OF RECEIPT OF APPROVED WATER AND SEWAGE SYSTEM PLANS

I, Kenneth R. King, HEREBY CERTIFY THAT A SET OF CONSTRUCTION PLANS REGARDING THE WATER SUPPLY AND/OR SANITARY SEWER FOR THIS SUBDIVISION BEARING THE SEAL OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION WHICH INDICATES SAID PLANS MEET THE DEPARTMENT'S REQUIREMENTS, HAVE BEEN RECEIVED.

Kenneth R. King 01-27-22
CITY ENGINEER OR PUBLIC WORKS DIRECTOR DATE

PLANNING COMMISSIONS CERTIFICATE OF APPROVAL OF THE FINAL PLAT

I, CHRISTINA HALL, DO HEREBY CERTIFY THAT THE TOWN OF OAKLAND'S PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT OF SUBDIVISION FOR RECORDING.

Christina Hall 14 JAN 2022
PLANNING COMMISSION SECRETARY, TOWN OF OAKLAND DATE

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) THAT THE STREETS, UTILITIES AND DRAINAGE FACILITIES HAVE BEEN INSTALLED IN A MANNER THAT CONFORMS SUBSTANTIALLY TO THE CITY'S SPECIFICATIONS, OR (2) THAT A SURETY INSTRUMENT HAS BEEN PROVIDED TO THE PLANNING COMMISSION WHICH WOULD ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS FOR THIS SUBDIVISION, IN CASE OF DEFAULT.

Henry Sells 1-28-22
CITY ENGINEER OR PUBLIC WORKS DIRECTOR DATE

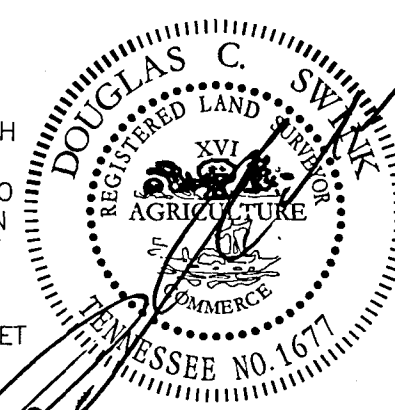
CERTIFICATE OF SURVEY

I, DOUGLAS C. SWINK, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HAVE SURVEYED THE LANDS, EMBRACED WITHIN THE PLAT OR MAP DESIGNATED AS THE HIGHLAND PARK SUBDIVISION ALL LYING WITHIN THE CORPORATE LIMITS OF THE TOWN OF OAKLAND, TENNESSEE; SAID PLAT OR MAP IS A TRUE AND CORRECT PLAT OR MAP OF THE LANDS EMBRACED THEREIN, SHOWING THE SUBDIVISION THEREOF IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF OAKLAND, TENNESSEE. I FURTHER CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THAT THE RATIO OF PRECISION OF THE UNDERSIGNED SURVEY IS 1:10,000 AS SHOWN HEREON THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED TO SPECIFICATION OF THE OAKLAND SUBDIVISION REGULATIONS.

IN WITNESS WHERE OF, I, DOUGLAS C. SWINK, LAND SURVEYOR, HEREUNTO SET OUT MY HAND AND AFFIX MY SEAL THIS 21 DAY OF Dec, 2021.

OLLAR SURVEYING COMPANY, LLC

DOUGLAS C. SWINK, RLS
TN CERTIFICATE NO. 1677

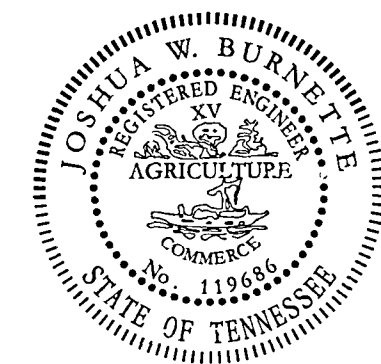


CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, JOSHUA W. BURNETTE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER, AND THAT I HAVE DESIGNED ALL STORM DRAINAGE FOR HIGHLAND PARK SUBDIVISION TO ASSURE THAT NEITHER SAID SUBDIVISION NOR ADJOINING PROPERTY WILL BE DAMAGED OR THE CHARACTER OF LAND USE AFFECTED BY THE VELOCITY AND VOLUME OF WATER ENTERING OR LEAVING THE SAME.

IN WITNESS WHEREOF, I, JOSHUA W. BURNETTE, REGISTERED CIVIL ENGINEER HEREUNTO SET OUT MY HAND AND AFFIX MY SEAL THIS Jan DAY OF 2022.

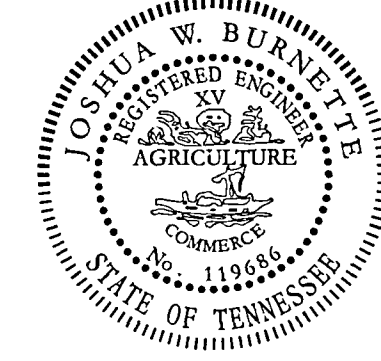
Josh Burnette 1-2-22
REGISTERED PROFESSIONAL ENGINEER DATE



CERTIFICATE OF ACCURACY OF ENGINEERING & DESIGN

I, JOSHUA W. BURNETTE, A PROFESSIONAL CIVIL ENGINEER, DO HEREBY CERTIFY THAT THE PLANS AND ENGINEERING DESIGNS GOVERNING THE CONSTRUCTION OF THIS SUBDIVISION ARE TRUE AND CORRECT, AND CONFORM TO REQUIREMENTS SET FORTH IN THE SUBDIVISION REGULATIONS AND TECHNICAL SPECIFICATIONS OF TOWN OF OAKLAND.

Josh Burnette 1-2-22
REGISTERED PROFESSIONAL ENGINEER DATE



CERTIFICATE OF APPROVAL OF AVAILABILITY OF ELECTRICITY

I, CHICKASAW ELECTRIC COOP, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE HIGHLAND PARK SUBDIVISION AND CERTIFY THAT ELECTRICITY IS AVAILABLE.

Blaine Jones 1/31/22
AUTHORIZED ELECTRIC UTILITY REPRESENTATIVE DATE

CERTIFICATE OF APPROVAL OF AVAILABILITY OF NATURAL GAS

I, TOWN OF SOMERVILLE, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE HIGHLAND PARK SUBDIVISION AND CERTIFY THAT NATURAL GAS IS AVAILABLE.

Travis Stofor 1-4-22
AUTHORIZED GAS UTILITY REPRESENTATIVE DATE

CERTIFICATE OF APPROVAL OF STREET NAMES

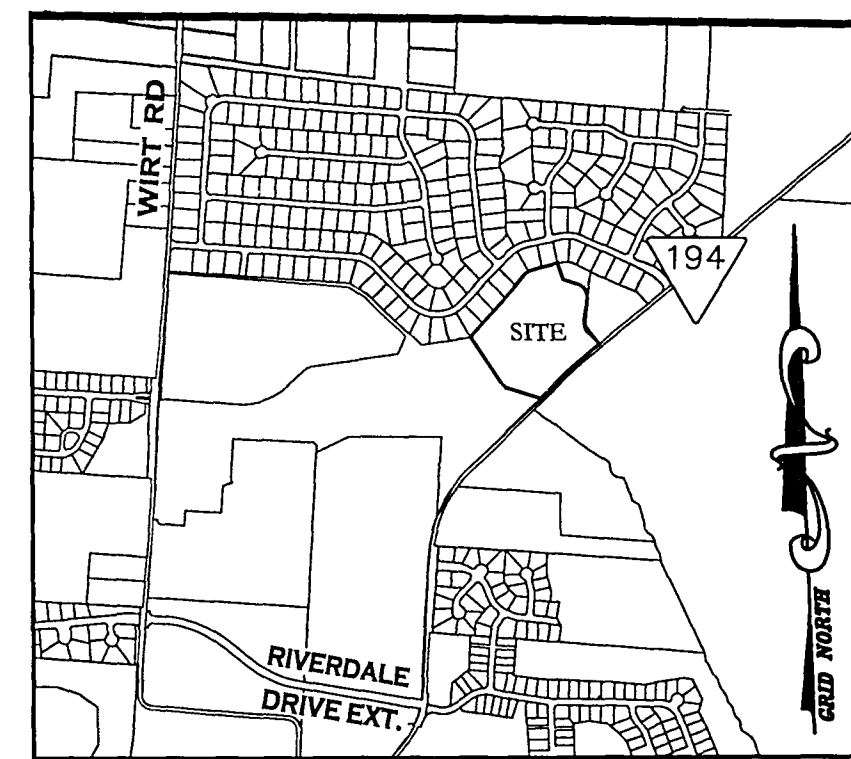
I, FAYETTE COUNTY 911, HEREBY APPROVE THE STREET NAMES FOR HIGHLAND PARK SUBDIVISION.

Colin M 1-4-22
FAYETTE COUNTY 911 REPRESENTATIVE DATE

PROPERTY ASSESSOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM IN RECEIPT OF A COPY OF THIS SUBDIVISION PLAT AS REQUIRED BY FAYETTE COUNTY PRIVATE ACTS OF 1972, CHARTER NO.284

Mark Ward by Carol Mitchell 1-4-2022
FAYETTE COUNTY PROPERTY ASSESSOR OR AUTHORIZED AGENT DATE



VICINITY MAP

BK/PG: 11/215-215	
22000841	
1 PGS PLAT	
CODE BATCH: 118815	
1/13/2022 - 11:16 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

FINAL PLAT

HIGHLAND PARK

BEING LOCATED ON THE
VALLEYBROOK DEVELOPMENT, LLC

PROPERTY
RECORDED IN

INST. NO. 21003427

DISTRICT 8 - MAP 80 - PART OF PARCEL 14.18

14.36 ACRES - 25 LOTS - ZONED: R-2SF

OAKLAND, FAYETTE COUNTY, TENNESSEE

DATE: DECEMBER 21, 2021

SHEET 2 OF 2

PROPERTY OWNER VALLEYBROOK DEVELOPMENT, LLC 8620 TRINITY DRIVE CORDOVA, TN 38018	ENGINEER MG MCCARTY GRANBERRY ENGINEERING 198 PROGRESS ROAD COLLIERVILLE, TN 38017 - (P) 901.221.0075	SURVEYOR OLLAR SURVEYING COMPANY 3157 HIGHWAY 64, STE 250 EADS, TN 38028 - (P) 901.465.5555
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