

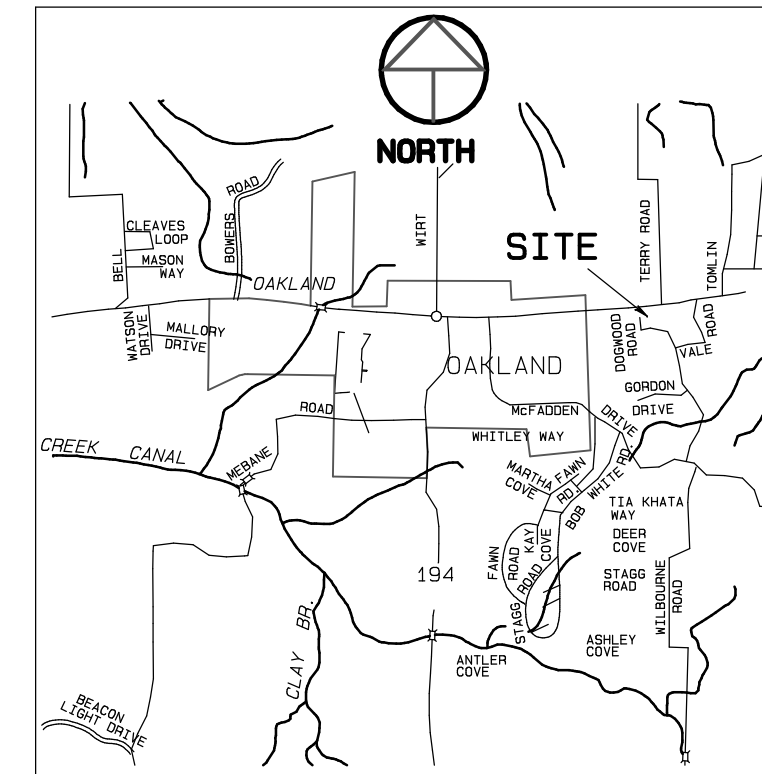
**LOT DRAINAGE:**

FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 10 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB AT THE INTERIOR IN THE CASE OF AN INTEGRAL SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION SHALL BE AT LEAST TWO PERCENT IN ALL DIRECTIONS AWAY FROM THE FOUNDATION WALL. THE DRIVEWAY SHALL BE SLOPE DOWN AT TWO PERCENT FOR AT LEAST EIGHT FEET FROM THE STRUCTURE.

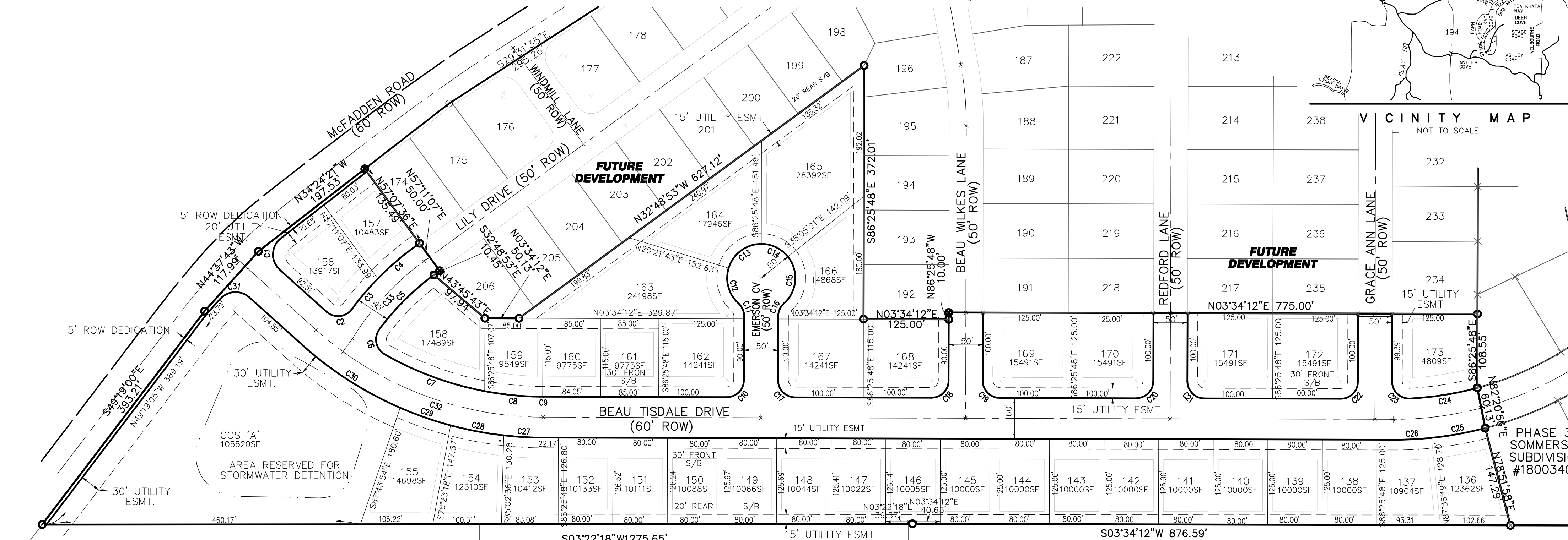
**PLAN DATA AREA**

MINIMUM LOT AREA - 8,000 SQ FT  
 MINIMUM FRONT YARD SETBACK - 30 FT  
 MINIMUM REAR YARD SETBACK - 20 FT  
 MINIMUM SIDE YARD SETBACK - 7.5 FT  
 MINIMUM WIDTH AT SETBACK - 70 FT  
 FRONT YARD UTILITY ESMT - 15 FT  
 REAR YARD UTILITY ESMT - 15 FT  
 SIDE YARD UTILITY ESMT - 7.5 FT

MINIMUM FINISHED FLOOR ELEVATION(F.F.E) FOR LOTS 156-157 IS 395.50'  
 CONCRETE MONUMENT#1- N: 343217.7177, E: 923858.5964  
 CONCRETE MONUMENT#2- N: 343002.0933, E: 923961.9882  
 CONCRETE MONUMENT#3- N: 343263.9900, E: 923085.2554



VICINITY MAP  
NOT TO SCALE



RONNIE BASS  
P.B. 90, PG. 2273

SECTION 'B'  
OAKLAND ACRES S/D  
P.B. 2, PG. 68  
COUNTY ZONING R2

**SCOPE OF CERTIFICATION**

THE CERTIFICATION OF THE FINAL PLAT BY W. H. PORTER CONSULTANTS, PLLC REFERS ONLY TO THE PLAT ITSELF, NOT THE FINAL CONSTRUCTION PROJECT AS A WHOLE.

W. H. PORTER CONSULTANTS, PLLC PERFORMED NO CONTRACT ADMINISTRATION FOR THIS DEVELOPMENT, AND MAKES NO GUARANTEE, WARRANTY OR CERTIFICATION CONCERNING THE SUITABILITY OF ANY EARTHWORK FILL OR FOUNDATION CONDITION, OR THE SUITABILITY OF ANY LOT IN THIS SUBDIVISION FOR ANY CONSTRUCTION.

**NOTES:**

THERE IS A 15' UTILITY EASEMENT ALONG THE FRONT AND REAR AND A 7.5' UTILITY EASEMENT ALONG THE SIDE LINES OF ALL LOTS.

THE TOWN 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.

THIS PLAT SHOWS EASEMENTS AS RECORDED PER DATE SHOWN. ADDITIONAL EASEMENTS MAY BE RECORDED AT A LATER DATE AND NOT BE SHOWN ON THIS PLAT.

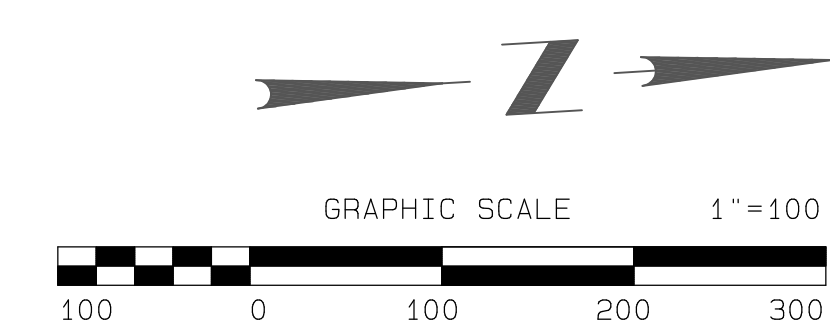
NO TREES, SHRUBS, PERMANENT STRUCTURES OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN PUBLIC SANITARY SEWER EASEMENT OR PUBLIC DRAINAGE EASEMENT.

BUILDING PERMITS CANNOT BE ISSUED UNTIL 1) THE TOWN HAS APPROVED ALL CONSTRUCTION AS SHOWN ON OFFICIAL PLANS, 2) CASH FOR SURFACE COURSE OF ASPHALT HAS BEEN SUBMITTED TO TOWN, AND 3) LETTER OF IRREVOCABLE CREDIT HAS BEEN SUBMITTED TO THE TOWN

THE AREAS DENOTED BY DETENTION PONDS, RETENTION PONDS, CATCH BASINS, OTHER DRAINAGE FACILITIES, DRAINAGE AREAS, OR DRAINAGE EASEMENTS SHALL NOT BE USED AS SITES FOR BUILDINGS, STRUCTURES, ANY OTHER ENCROACHMENT INCLUDING FILL MATERIAL OR ANY OTHER USE THAN NOTED WITHOUT FIRST HAVING BEEN APPROVED BY THE PLANNING COMMISSION AS A RE-SUBDIVISION FOLLOWED BY SECURING PERMITS FROM THE TOWN OF OAKLAND. THE STORMWATER DRAINAGE SYSTEM AND ACCOMPANYING IMPROVEMENTS WITH EASEMENTS SHALL BE ACCEPTED AND MAINTAINED BY THE OWNER OR BY COMBINATIONS OF SUCH ASSOCIATIONS AND SUBSEQUENT OWNERS/ ENTITIES. SUCH MAINTENANCE SHALL BE PERFORMED SO AS TO INSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH APPROVED PLANS. SUCH MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO THE REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH, MOWING, OUTLET CLEANING, AND REPAIR OF THE DRAINAGE STRUCTURES.

T.B.M. - TBM: FLANGE BOLT BETWEEN "T" AND "V" IN ALBERTVILLE ON FIRE HYDRANT LOCATED ON EAST SIDE OF BEAU TISDALE DRIVE AT HOUSE #255  
ELEVATION: 449.44 (GEOID 09)

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	100°13'22"	30.00'	52.48'	35.89'	46.04'	S84°31'02"E
C2	95°33'10"	25.00'	41.69'	27.55'	37.03'	N02°24'18"W
C3	7°56'55"	425.00'	58.96'	29.53'	58.91'	N46°12'26"W
C4	9°25'05"	425.00'	69.86'	35.01'	69.78'	N37°31'25"W
C5	17°19'49"	375.00'	113.43'	57.15'	113.00'	S41°28'47"E
C6	96°35'24"	25.00'	42.15'	28.05'	37.33'	N81°33'36"E
C7	19°09'27"	470.00'	157.15'	79.31'	156.42'	N23°41'11"E
C8	10°25'17"	470.00'	85.49'	42.86'	85.37'	N08°53'51"E
C9	0°06'59"	470.00'	0.95'	0.48'	0.95'	N03°34'12"E
C10	90°00'00"	25.00'	39.27'	25.00'	35.36'	N41°25'48"W
C11	48°11'23"	25.00'	21.03'	11.18'	20.41'	S69°28'31"W
C12	64°58'53"	50.00'	56.71'	31.84'	53.72'	S77°52'16"W
C13	73°12'29"	50.00'	63.89'	37.14'	59.63'	N33°02'03"W
C14	51°20'27"	50.00'	44.80'	24.03'	43.32'	N29°14'26"E
C15	86°50'56"	50.00'	75.79'	47.32'	68.74'	S81°39'53"E
C16	48°11'23"	25.00'	21.03'	11.18'	20.41'	S62°20'07"E
C17	90°00'00"	25.00'	39.27'	25.00'	35.36'	N48°34'12"E
C18	90°00'00"	25.00'	39.27'	25.00'	35.36'	N41°25'48"W
C19	90°00'00"	25.00'	39.27'	25.00'	35.36'	N48°34'12"E
C20	90°00'00"	25.00'	39.27'	25.00'	35.36'	N41°25'48"W
C21	90°00'00"	25.00'	39.27'	25.00'	35.36'	N48°34'12"E
C22	90°00'00"	25.00'	39.27'	25.00'	35.36'	N41°25'48"W
C23	92°59'38"	25.00'	40.58'	26.34'	36.27'	N47°04'23"E
C24	12°12'28"	470.00'	100.14'	50.26'	99.95'	N05°31'40"W
C25	8°39'11"	530.00'	80.04'	40.10'	79.97'	S06°51'14"E
C26	6°05'51"	530.00'	56.40'	28.23'	56.38'	S00°31'17"W
C27	6°15'24"	530.00'	57.88'	28.97'	57.85'	S06°41'54"W
C28	8°34'54"	530.00'	79.38'	39.77'	79.31'	S14°07'03"W
C29	8°28'26"	530.00'	78.38'	39.26'	78.31'	S22°38'42"W
C30	18°29'22"	530.00'	171.03'	86.27'	170.29'	S36°07'36"W
C31	90°00'00"	30.00'	47.12'	30.00'	42.43'	S00°22'17"W
C32	35°58'41"	500.00'	313.97'	162.35'	308.84'	N21°33'33"E
C33	22°15'52"	400.00'	155.43'	78.71'	154.46'	N43°56'48"W



FINAL PLAT  
**SOMMERSET SUBDIVISION**  
PHASE 4

OAKLAND, TENNESSEE  
 THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN  
 F.I.R.M. COMMUNITY No.470418 0285 C & DATE NOVEMBER 5, 2008  
**DEVELOPER: PFMT HOLDINGS, LLC**  
**ENGINEER: W. H. PORTER CONSULTANTS, PLLC**  
 6055 PRIMACY PARKWAY, SUITE 115  
 MEMPHIS, TENNESSEE 38119  
 (901) 363-9453  
 SCALE: 1" = 100' DATE: FEBRUARY 01, 2019  
 38 LOTS 751,503 SQ FT (17.25 ACRES)  
 1 COS "A" 105,520 SQ FT (2.42 ACRES)  
 ZONED: R-2SF RESIDENTIAL  
 TAX MAP: 87 PARCEL: 35.05  
 INSTR. # 17005711

**RESTRICTIVE COVENANTS AND SIMILAR DOCUMENTS ARE PRIVATE IN SCOPE AND NOT SUBJECT TO GOVERNMENTAL APPROVAL OR ENFORCEMENT**

A. ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING LOT OTHER THAN SINGLE FAMILY DWELLINGS, NOT TO EXCEED TWO STORIES IN HEIGHT, AND PRIVATE GARAGE FOR NOT MORE THAN THREE CARS AND ONE STORAGE ROOM.

B. NO TRAILER, BASEMENT, TENT, SHACK, BARN OR OTHER OUT-BUILDING ERRECTED IN THE TRACT SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, AND NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.

C. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

D. THERE IS A PERPETUAL EASEMENT AS SHOWN ON THE RECORDED PLAN OF SUBDIVISION RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE AND DRAINAGE.

E. NO BUILDING SHALL BE PERMITTED ON ANY LOT WHERE THE HEATED AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF OPEN PORCHES AND GARAGES, IS LESS THAN 1,400 SQUARE FEET FOR A ONE-STORY DWELLING OR LESS THAN 1,600 SQUARE FEET FOR A ONE AND ONE HALF OR TWO-STORY DWELLING ALL STRUCTURES SHALL BE PREDOMINANTLY BRICK ALL STRUCTURES TO HAVE A MINIMUM THREE SIDES BRICK TO 8' HIGH.

F. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2028, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF (10) YEARS UNLESS BY A VOTE OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART. THE UNDERSIGNED OWNER RESERVES UNTO ITSELF THE RIGHT TO IMPOSE, ADDITIONAL OR SEPARATE SETBACK RESTRICTIONS AT THE TIME OF SALE OF ANY OF THE LOTS SOLD IN THIS SUBDIVISION WHICH SAID RESTRICTION MAY NOT BE UNIFORM BUT MAY DIFFER AS TO DIFFERENT LOTS AND FURTHER RESERVES THE RIGHT TO AMEND THESE RESTRICTIONS WITHOUT THE APPROVAL OF THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION.

G. IF THE PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OF ASSIGNS VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS, HEREIN IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY IN SAID DEVELOPMENT OF SUBDIVISION PROSECUTE ANY PROCEEDING AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE SUCH COVENANT TO PREVENT HIM OR THEM FROM SO DOING OR RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

H. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT

I. FENCES OF CORNER LOTS SHALL EXTEND NO CLOSER TO THE STREET THAN THE BUILDING THEREON, AND IN NO EVENT SHALL FENCES BE BUILT ALONG THE STREET. ALL FENCES TO BE WOOD, BRICK OR ORNAMENTAL IRON. NO SATELLITE DISHES, RADIO TOWER OR ANTENNA SHALL BE ALLOWED IN VIEW FROM THE STREET.

J. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY OF SAID LOTS. EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

K. NO RECREATIONAL VEHICLES OR COMMERCIAL VEHICLES INCLUDING, BUT NOT LIMITED TO BOATS, BOAT TRAILERS, HOUSE, TRAILERS, CAMPING TRAILERS, MOTORCYCLES, PICK-UP TRUCKS OR SIMILAR TYPE ITEMS SHALL BE KEPT OTHER THAN IN THE GARAGE OR OTHERWISE SCREENED FROM THE VIEW OF NEIGHBORS OR THE STREET.

**CERTIFICATE OF APPROVAL OF THE TOWN OF OAKLAND PLANNING COMMISSION**

I hereby certify : 1) that to the best of my knowledge the design of this subdivision conforms to the Subdivision Regulations of the Town of Oakland, Tennessee, with the exception of such variances, if any noted heron; and 2) that to my best knowledge all required monuments, roads, signs, sanitary sewer, and or water supply systems, drainage improvements, and erosion control measures have been installed to the approved design specifications; and 3) that a surety in the amount of, \$ \_\_\_\_\_ has been provided by the subdivider of to secure his one (1) year warranty against any defect of materials or workmanship in the installed site improvements; and 4) that a completion surety in the amount of, \$ \_\_\_\_\_ payable upon demand to the Town of Oakland, has been provided by subdivider for final road surfacing and for such other final site improvements deferred by the Planning Commission; if any, as noted hereon; and 5) that this Plan of subdivision has been approved by the Oakland Registrar Planning Commission for recondition in the Office of Fayette County Registrar.

\_\_\_\_\_  
Secretary, Oakland Planning Commission Date

**PLANNING COMMISSION CERTIFICATE OF APPROVAL OF THE FINAL PLAT**

I, \_\_\_\_\_, do hereby certify that the Town of Oakland's Planning Commission has approved this Final Plat of subdivision for recording.

\_\_\_\_\_  
Planning Commission Secretary, Town of Oakland Date

**OWNERS CERTIFICATE**

We, \_\_\_\_\_, the undersigned owner of the property shown hereon, hereby adopt this as my plan of subdivision and dedicate the streets, easements, right of way access as shown and all utilities to the Town of Oakland forever, and certify that I am the owner in fee simple, duly authorized so to act, and that said property is unencumbered by any taxes that have become due and payable.

\_\_\_\_\_  
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, personally appeared \_\_\_\_\_ with whom I am personally acquainted and who, upon oath, acknowledged himself to be the \_\_\_\_\_ of \_\_\_\_\_, and he as such owner executed the foregoing instrument for the purpose therein contained by signing his name as owner.

In witness whereof, I hereunto set out hand and affix my seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF THE FAYETTE COUNTY PROPERTY ASSESSOR**

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."

\_\_\_\_\_  
Fayette County Property Assessor Date

**CERTIFICATE OF ACCURACY OF ENGINEERING AND DESIGN**

I, Henry L. Porter, PE, 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.

\_\_\_\_\_  
Henry L. Porter, Civil Engineer Tennessee Certificate No. 113405 Date

**CERTIFICATE OF SURVEY**

I, William David Porter, do hereby certify that I am a Registered Land Surveyor and that I have surveyed the lands embraced within plot or map designated as the Sommerset Subdivision Phase 4, a subdivision lying within the corporate limits of the town of Oakland, Tennessee; said plot or map is a true and correct plot or map of the lands embraced therein showing the subdivision therefore in accordance with the subdivision regulations of the Town of Oakland, Tennessee; I further certify that the survey of the lands embraced within said plot or map have been correctly monumented in accordance with the Subdivision Regulations of the Town of Oakland, Tennessee.

In witness where of, I, William D. Porter, the said Registered Land Surveyor, hereunto set out my hand and affix my seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
William D. Porter, R.L.S. Tennessee Certificate No. 1664 Date

**CERTIFICATE OF APPROVAL OF WATER, SEWER AND DRAINAGE SYSTEMS PLANS**

I, \_\_\_\_\_, do hereby certify that I have reviewed the water, sewer and drainage system plans for this subdivision and certify that they conform substantially to the requirements of the Subdivision Regulations and Technical Specifications of the Town of Oakland and are hereby approved

\_\_\_\_\_  
Date Town Engineer Director of Public Works

**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 Town specifications, or (2) that a surety instrument has been provided to the planning commission which would assure completion of all required improvements for the subdivision, in case of default.

\_\_\_\_\_  
Date Town Engineer or Director of Public Works

**CERTIFICATE OF RECEIPT OF APPROVED WATER AND SEWAGE SYSTEMS PLANS**

I, \_\_\_\_\_, hereby certify that a set of construction plans regarding the water supply and/or sanitary sewers 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.

\_\_\_\_\_  
Date Town Engineer or Director of Public Works

**CERTIFICATE OF APPROVAL OF AVAILABILITY OF ELECTRICITY**

I, \_\_\_\_\_, do hereby certify that I have reviewed the proposed subdivision and certify that electricity is available.

\_\_\_\_\_  
Date Authorized Electric Utility representative

**CERTIFICATE OF APPROVAL OF AVAILABILITY OF NATURAL GAS**

I, \_\_\_\_\_, do hereby certify that I have reviewed the proposed subdivision and certify that natural gas is available.

\_\_\_\_\_  
Date Authorized Gas Utility representative

**CERTIFICATE OF APPROVAL FOR ROAD NAME(S)**

I, \_\_\_\_\_, do hereby certify that I have reviewed the proposed subdivision and certify that the name(s) of the road(s) within this proposed subdivision do not conflict with other road names for emergency service purposes.

\_\_\_\_\_  
Director of 911 Addressing

**FINAL PLAT SOMMERSET SUBDIVISION PHASE 4**

OAKLAND, TENNESSEE  
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN  
F.I.R.M. COMMUNITY No.470418 0285 C & DATE NOVEMBER 5, 2008

**DEVELOPER: PFMT HOLDINGS, LLC**  
**ENGINEER: W. H. PORTER CONSULTANTS, PLLC**  
6055 PRIMACY PARKWAY, SUITE 115  
MEMPHIS, TENNESSEE 38119  
(901) 363-9453

SCALE: 1" = 100' DATE: FEBRUARY 01, 2019  
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