

FINAL PLAT  
OF  
SADDLEBROOK, PHASE 1

BEING PROPERTY SITUATED ALONG THE NORTHERLY MARGIN OF OLD HIGHWAY 52 & THE WESTERLY MARGIN OF JONES LANE, IN TH 1ST CIVIL DISTRICT OF MACON COUNTY, TENNESSEE.

DATE: JULY 7, 2021

OWNER: MODERN DEVELOPMENT GROUP, LLC  
800 GALEN ROAD  
LAFAYETTE, TN. 37083

PROPERTY ADDRESS: OLD HIGHWAY 52  
LAFAYETTE, TN. 37083



SCALE: 1" = 100'

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 13 SINGLE FAMILY BUILDING LOTS.
- NORTH BASED ON TENNESSEE STATE PLANE (TN NAD83).
- SUBJECT PROPERTY IS ZONED R-1
- PROPERTY BEING SHOWN ON TAX MAP 057 AS A PORTION OF PARCEL 017.00 & 017.01 IN MACON COUNTY, TENNESSEE, TAX ASSESSOR'S OFFICE.
- BEING THE SAME PROPERTY CONVEYED TO MODERN DEVELOPMENT GROUP, LLC BY DEED OF RECORD IN R.B. 98, PG. 607, R.O.S.C., TN.
- SUBJECT TO THE FINDINGS OF A TITLE REPORT; NO REPORT FURNISHED.
- ACCORDING TO F.L.R.M. 4711C0115C, EFFECTIVE DATE OCTOBER 19, 2010, THE SUBJECT DOES NOT LIE WITHIN A FLOOD HAZARD.
- SETBACKS: FRONT 30', SIDE 15', REAR 25'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	49.54'	41.83'	N 79°56'08" E	113°32'45"
C2	2375.37'	329.14'	328.87'	N 47°15'39" W	7°56'20"
C3	25.00'	36.52'	33.36'	N 64°18'47" E	83°42'01"
C4	25.00'	40.24'	36.03'	N 27°43'33" W	92°13'20"
C5	2375.37'	69.21'	69.21'	N 44°07'34" W	1°40'10"
C6	2375.37'	115.43'	115.42'	N 46°21'10" W	2°47'03"
C7	2375.37'	115.09'	115.08'	N 49°07'59" W	2°46'34"
C8	2375.37'	29.41'	29.41'	N 50°52'32" W	0°42'34"
C9	25.00'	36.72'	33.51'	N 01°12'44" W	84°09'30"
C10	25.00'	41.82'	37.11'	N 88°47'16" E	95°50'30"
C11	406.65'	5.69'	5.69'	S 73°26'09" E	0°48'07"

SOIL NOTES

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS 1 - 11, 55 - 57, DEFINED AS SADDLEBROOK, PHASE 1, IN MACON COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE (MOBILE OR PERMANENT) TO BE SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND AN SSD PERMIT ISSUED BY THE DIVISION OF WATER RESOURCES. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINE UNLESS OTHERWISE NOTED.

DIVISION OF WATER RESOURCES REPRESENTATIVE

DATE

APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.

SOME LOTS MAY REQUIRE PUMP SYSTEMS TO TRANSFER SEPTIC TANK EFFLUENT TO AREAS OF THE LOT WITH SUITABLE SOIL CONDITIONS FOR DISPOSAL.

SHADING ON SOME LOTS REPRESENT AN AREA TO BE RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY & DUPLICATE SUBSURFACE SEWAGE DISPOSAL SYESTMS & SHALL BE USED FOR NO OTHER PURPOSE SUCH AS HOUSE LOCATION OR OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC, OR USE WHICH WOULD CONFLICT THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL IN TENNESSEE. MODIFICATION OF THE SHADED AREA MAY BE CONSIDERED PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.

LOTS 1 - 11, 55 - 57 ARE APPROVED FOR USE WITH UTILITY WATER ONLY.

THE SIZE, NUMBER OF SQUARE FEET, DESIGN, & LOCATION OF THE PROPOSED DWELLING MAY FURTHER RESTRICT THE ESTIMATED NUMBER OF BEDROOMS FOR WHICH A PERMIT MAY BE ISSUED.

LOTS 1 - 11, 55 - 57 ARE APPROVED FOR INSTALLATION & DUPLICATION OF CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS TO SERVE AN ESTIMATED HOUSE SIZE OF 3 BEDROOMS.

LOTS 1 - 11, 55 - 57 WILL REQUIRE THE INSTALLATION OF AN INTERCEPTOR DRAIN PRIOR TO THE INSTALLATION OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. THERE IS TO BE NO CONSTRUCTION OF ANY TYPE IN THE INTERCEPTOR DRAIN AREA

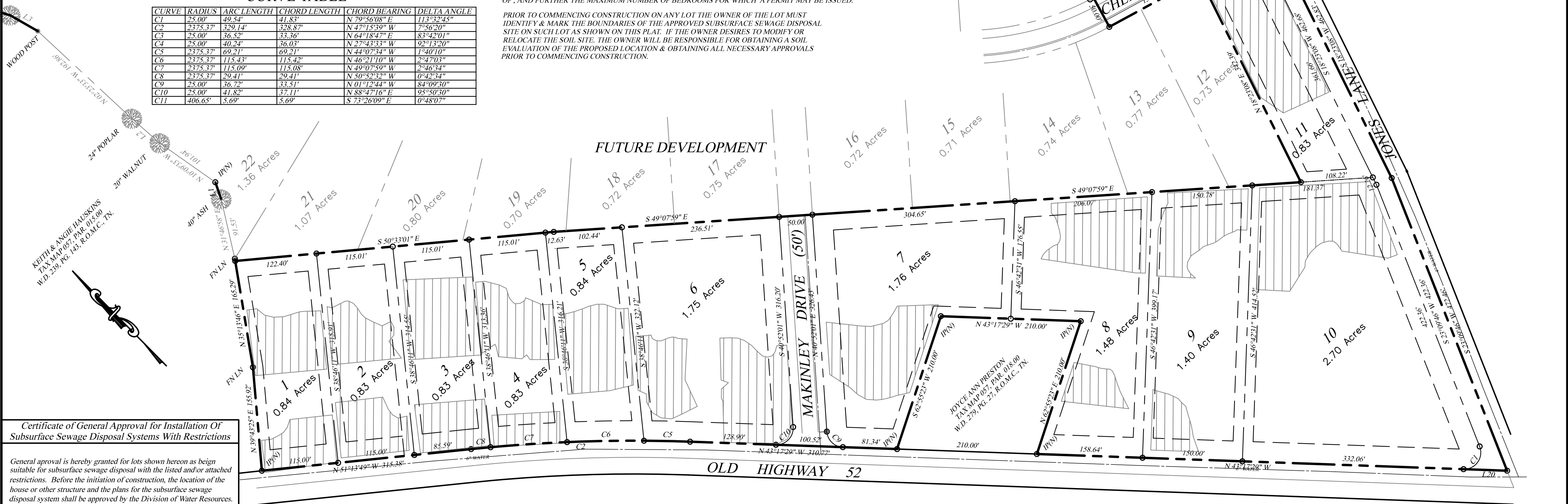
ANY WELL MUST BE A MINIMUM OF 50 FEET FROM THE SUBSURFACE SEWAGE DISPOSAL (SSD) SYSTEM AND RESERVE AREA. ANY WELL MUST BE A MINIMUM OF 40 FEET FROM ANY PROPERTY LINE. PRIOR TO ANY WELL BEING DUG, A PERMIT SHALL BE ISSUED SPECIFYING LOCATION OF SSD SYSTEM AND RESERVE AREA. ANY WELL DUG PRIOR TO THE ISSUANCE OF SSD SYSTEM PERMIT MAY VOID APPROVAL OF, AND FURTHER THE MAXIMUM NUMBER OF BEDROOMS FOR WHICH A PERMIT MAY BE ISSUED.

PRIOR TO COMMENCING CONSTRUCTION ON ANY LOT THE OWNER OF THE LOT MUST IDENTIFY & MARK THE BOUNDARIES OF THE APPROVED SUBSURFACE SEWAGE DISPOSAL SITE ON SUCH LOT AS SHOWN ON THIS PLAT. IF THE OWNER DESIRES TO MODIFY OR RELOCATE THE SOIL SITE, THE OWNER WILL BE RESPONSIBLE FOR OBTAINING A SOIL EVALUATION OF THE PROPOSED LOCATION & OBTAINING ALL NECESSARY APPROVALS PRIOR TO COMMENCING CONSTRUCTION.

TOTAL CONTAINS: 18.43 ACRES ±

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 25°32'03" E	37.03'
L2	N 03°59'47" W	55.75'
L3	N 15°32'10" W	47.65'
L4	N 28°29'39" W	52.67'
L5	N 17°51'59" E	54.23'
L6	N 16°02'22" E	58.76'
L7	N 60°12'16" E	26.59'
L8	N 19°18'00" E	43.65'
L9	N 59°25'04" E	59.78'
L10	N 55°15'29" E	52.01'
L11	N 63°44'11" E	62.08'
L12	S 03°01'25" W	20.33'
L13	S 33°42'44" W	48.66'
L14	S 29°42'54" W	45.79'
L15	S 27°58'09" E	39.03'
L16	S 01°01'50" W	36.08'
L17	S 29°02'29" E	49.78'
L18	S 07°10'58" E	55.62'
L19	S 03°52'10" W	78.41'
L20	N 43°17'29" W	65.44'
L21	S 67°52'14" E	25.00'



Certificate of General Approval for Installation Of  
Subsurface Sewage Disposal Systems With Restrictions

General approval is hereby granted for lots shown hereon as beign suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structure and the plans for the subsurface sewage disposal system shall be approved by the Division of Water Resources.

Enviromental Specialist  
Division of Water Resources

Certificate of Ownership and Dedication

Certificate of Accuracy and Precision

Certificate Of Existing Water Lines  
And/Or Other Utilities

Certificate Of Existing Road

Certificate Of Approval For Recording

Certificate of Approval of Property Numbers

I (we) hereby certify that I am ( we are ) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and parks as shown to the public or private use as noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

I hereby certify that the plan shown and described hereon is a true and correct Class 1 Survey, and the ratio of precision is 1 : 10000, performed in accordance to the current Tennessee Standards of Practice for Land Surveyors. I further certify that the monuments been placed as shown hereon, to the specifications of the Macon County Planning Commission.

I hereby certify that the water lines, sewer lines and/ or other utilities shown hereon are in place.

I hereby certify that the road shown on this plat has the status of an accepted public road regardless of current condition.

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Lafayette Regional Planning Commission with the exception of such variances, if any, as are noted in the official Minutes of the Macon County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Macon County, Tennessee.

I hereby certify that the subdivision as shown hereon and properties therein have been assigned property numbers as per the Macon County Road Naming and Property Numbering Systems, and that hereafter the properties shall be addressed as shown hereon.

Owners Signature Date Owners Signature Date

Date Signed Surveyors Signature

Date Signed City Engineer or Water/ Sewer Super.

Date Signed Mayor or County Road Supervisor

Date Signed Secretary, Macon County Planning Commission

Date Signed Signature of Appropriate Official of Macon County E- 911 Board



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