
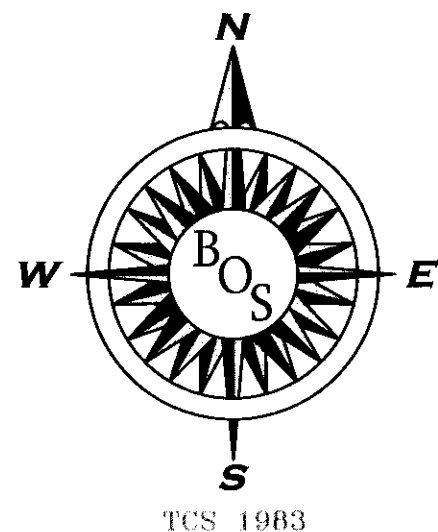




Tom Leatherwood
Shelby County Register / Archives

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has been recorded as a permanent record in the archives of the
Office of the Shelby County Register.

	
14029840	
03/21/2014 - 10:37 AM	
3 PGS	
SAMUEL 1195586-14029840	
PLAT BOOK : 258	
PAGE : 45	
RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	



Scale: 1" = 100'

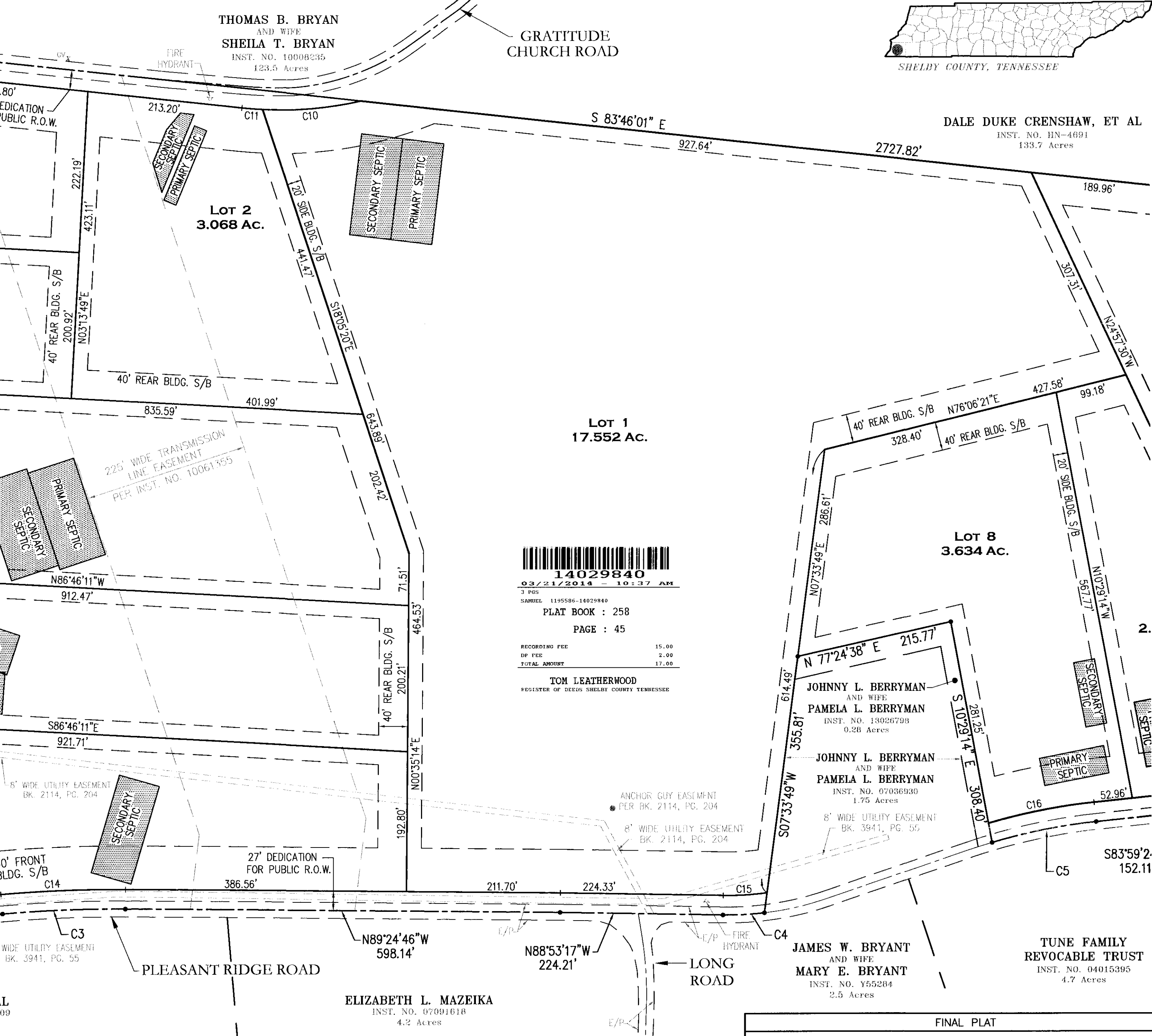
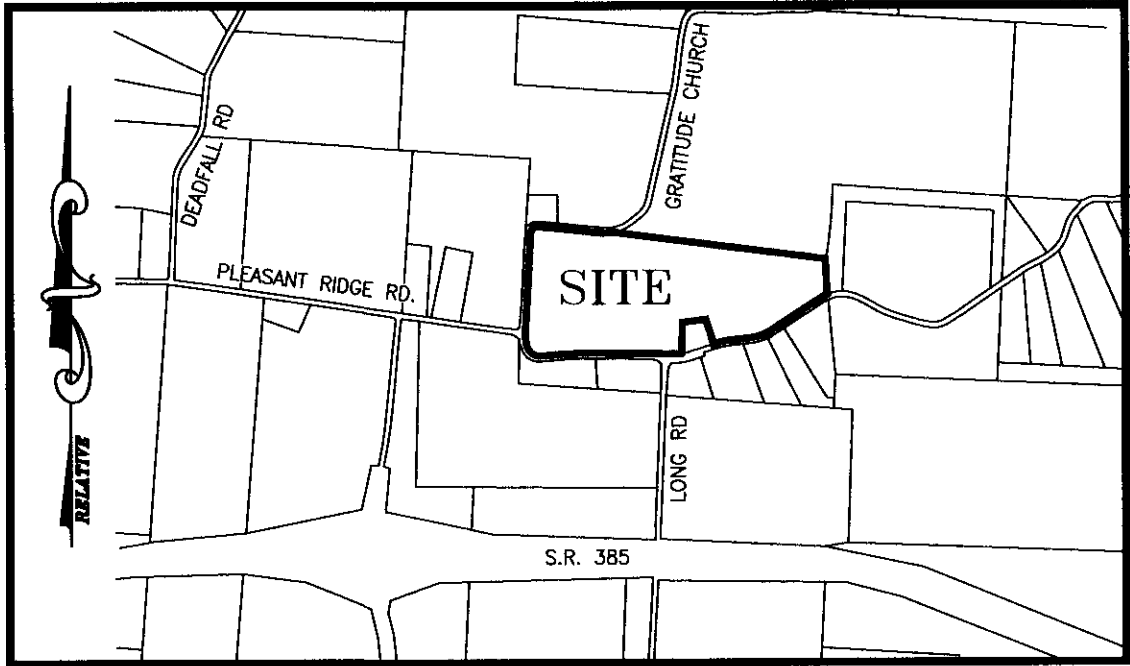
LEWIS A. GRIFFITH
AND WIFE
DONNA M. GRIFFITH
DEED REF. NOT OBTAINABLE
29.6 Acres

GRATITUDE
CHURCH ROAD

DOROTHY G. LESTER
CIRCUIT COURT #130664-1
55 Acres

SHADING ON LOT(S) REPRESENTS
AN AREA RESERVED TO BE USED
FOR THE INSTALLATION OF THE
PRIMARY AND DUPLICATE SSD
SYSTEMS.

VICINITY MAP



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CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD
C1	84.03'	120.00'	40°07'24"	S33°50'36"E	82.33'
C2	114.32'	168.56'	38°51'29"	S73°20'02"E	112.14'
C3	169.03'	1800.00'	5°22'50"	N87°53'49"E	168.97'
C4	57.26'	420.00'	7°48'39"	N87°12'24"E	57.21'
C5	146.31'	800.00'	10°28'44"	N78°45'02"E	146.11'
C6	120.18'	540.00'	12°45'04"	N77°36'52"E	119.93'
C7	100.76'	400.00'	14°25'57"	N64°01'22"E	100.49'
C8	104.43'	506.91'	11°48'12"	N63°33'51"E	104.24'
C9	9.24'	300.00'	1°45'56"	N70°20'55"E	9.24'
C10	136.48'	500.00'	15°38'22"	N85°08'16"E	136.06'
C11	28.59'	500.00'	3°16'32"	S85°24'17"E	28.58'
C12	102.26'	63.00'	93°00'11"	S49°43'54"W	91.40'
C13	325.06'	190.00'	98°01'25"	S45°46'54"E	286.84'
C14	171.57'	1827.00'	5°22'50"	S87°53'49"W	171.51'
C15	60.45'	393.00'	8°48'49"	N86°42'19"E	60.40'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD
C16	148.51'	827.00'	10°16'56"	S78°50'56"W	148.21'
C17	114.17'	513.00'	12°45'04"	N77°36'52"E	113.93'
C18	34.33'	373.00'	5°16'22"	N68°36'09"E	34.31'
C19	59.63'	373.00'	9°09'34"	N61°23'11"E	59.57'
C20	109.99'	533.91'	11°48'12"	S63°33'51"W	109.80'
C21	17.12'	327.00'	2°59'59"	S70°57'56"W	17.12'

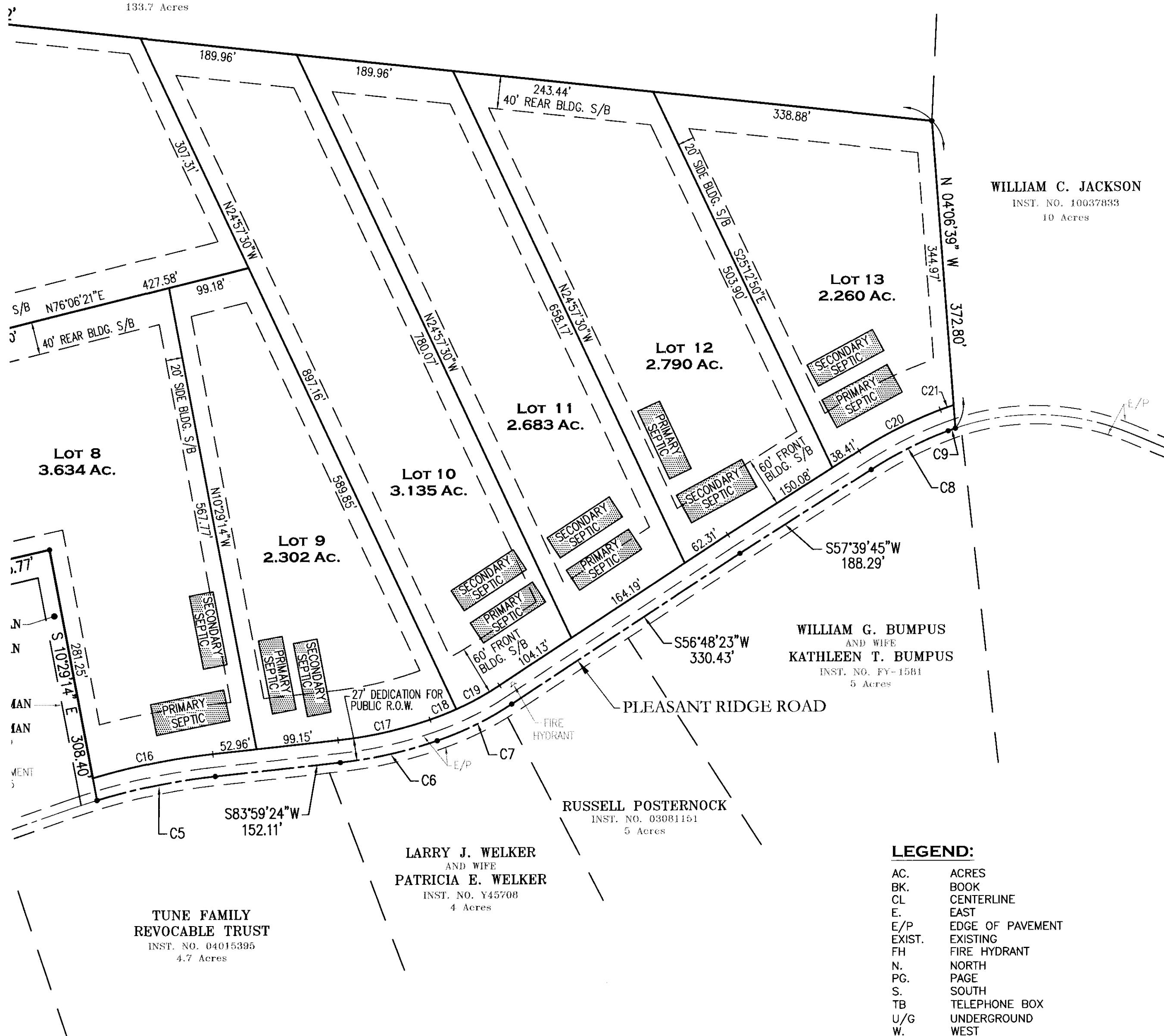
LINE TABLE

LINE	LENGTH	BEARING
L1	130.76	S05°21'03"W
L2	20.50	S79°12'44"E
L3	89.56	S02°40'36"W
L4	34.24	S13°46'54"E

The Retreat at Janson Farms

DISTRICT: 1	BLOCK: 29	PARCEL: 203	CASE #: S 12-003 CO
SHELBY COUNTY, TENNESSEE			
NUMBER OF LOTS: 13	AREA: 57.50 Acres	ZONED: CA	
OWNERS/DEVELOPERS: DANIEL J. KUNKLE & DALE HENRY JAMISON REVOCABLE LIVING TRUST 713 ROANTREE DRIVE 7188 SHADY OAKS DRIVE BRENTWOOD, TN 37027 BARTLETT, TN 38133			
DRAINAGE ENGINEER: AW ENGINEERING - ALLEN WILLIAMS 4492 POPLAR CORNER RD - BROWNSVILLE, TN 38012			
DEVELOPMENT CONSULTANTS: ONE SOURCE DEVELOPMENT SOLUTIONS 3157 HWY 64, STE. 200 - EADS, TN 38028 PHONE: 901-466-4101			
100 YR FLOOD ELEV N/A	FEMA MAP PANEL NO. 4702140205 F	FLOOD MAP DATE: SEPT. 28, 2007	
DATE: 02/20/2014	SCALE: 1"=100'	SHEET 1 OF 3	

DALE DUKE CRENSHAW, ET AL
INST. NO. HN-4691
133.7 Acres



L.U.C.B. CONDITIONS

1. Dedicate 27 feet from the centerline of Pleasant Ridge Road and Gratitude Church Road. No improvements are required.
2. Driveway locations and culvert sizes shall be approved for each lot prior to final subdivision plat being recorded.
3. Storm water detention shall not be required.
4. The unplatted portion of the subdivision containing 1.39 acres north of the Berryman Property shall be claimed by one of the following options prior to recording of the final subdivision plat: (a) absorbed by the Berryman Family to the south; (b) included as part of Lot 1 and/or Lot 8, or (c) be declared as "Unbuildable Common Open Space" to be owned and maintained by a property owners association comprised of the lot owners of the subdivision.
5. Based on the Extra High Intensity Soil Map that was done on October 18, 2011 lot numbers 1-13 are suitable for the installation of a subsurface sewage disposal system on them. Lot numbers 1-7 must have a curtain, interceptor or drawdown drain installed on them around the absorption field area to remove the excess water in the soil so that each subsurface sewage disposal system can operate in an efficient manner.
6. Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and a permit for construction of a subsurface sewage disposal system issued by the Shelby County Health Department. All houses/structures, water lines, underground utilities and driveways should be located out of usable soil areas unless approved by the Shelby County Health Department.
7. Any subsurface sewage disposal system over 750 gallons per day for conventional systems or 600 gallons per day for a low pressure pipe system (LPP) must be designed by a licensed professional engineer (P.E.) holding a valid license with the State of Tennessee and the P.E. must affix their signature to submitted plans.
8. The initial and duplicate areas for the proposed subsurface sewage disposal systems will be shown on the plat for this subdivision as well as the proposed home location.
9. Lot number 1 can install a pump conventional or pump low pressure pipe (LPP) subsurface sewage disposal system installed in the Grenada soil (pan 24-36") with an interceptor or curtain drain at a depth of 42 inches surrounding the absorption field area to remove the excess water in the soil. The duplicate area for this lot will be in the Loring soil (pan 30-36").
10. Lot number 2 can install a conventional or low pressure pipe (LPP) subsurface sewage disposal system installed in the Vicksburg soil (pan 30-48"). The duplicate area will be in the Vicksburg soil (pan 30-48") as well for this lot.
11. Lot numbers 3 and 4 can install a pump conventional or pump low pressure pipe (LPP) subsurface sewage disposal system installed in the Grenada soil (pan 24-36") with a curtain drain or an interceptor at a depth of 42 inches surrounding the absorption line area or 12 inches below the absorption lines to remove the excess water in the soil. The duplicate area for lot number 3 will be in the Grenada soil (pan 24-36") and for lot 4 it will be the Grenada soil (pan 24-36") as well.
12. Lot numbers 5 and 6 can install a pump conventional or low pressure pipe (LPP) subsurface sewage disposal system installed in the Grenada soil (pan 24-36") and both will require a curtain drain or interceptor installed at a depth of 42 inches surrounding the absorption field area or 12 inches below the absorption lines to remove the excess water in the soil. Both lot numbers 5 and 6 duplicate area will be in the Grenada/Loring soil (pan 24-36").
13. Lot numbers 7 can install a conventional or low pressure pipe (LPP) subsurface sewage disposal system in the Grenada soil (pan 24-36") and use an interceptor or curtain drain at a depth of 42 inches surrounding the disposal field area or 12 inches below the absorption lines to remove the excess water in the soil. The duplicate area for lot number 7 will be located in the Loring soil (pan 24-36").
14. Lot numbers 8,9,10,11,12 and 13 can install a conventional or low-pressure pipe (LPP) subsurface sewage disposal system in the Memphis/Memphis variant/Memphis overwash soil (pan 0-48") and no soil improvement practices will be required for these lots. The duplicate area for each of these lot numbers 8,9,10,11,12 and 13 will be in the Memphis/Memphis variant/Memphis overwash soil (pan 0-48").
15. Lot numbers 1, 5, 8,9,10 and 11 can support up to a five bedroom home being built on them as outlined by the extra high intensity soil map. Lot numbers 2, 4, 6,7,12 and 13 can support up to a four bedroom home being built on them as outlined by the extra high intensity soil map. Lot number 3 can support up to a three-bedroom home being built on it as defined by the extra high intensity soil map. If a purchaser would like a larger home on a lot they must demonstrate that it can support a subsurface sewage disposal system for the proposed home before the department will issue a subsurface sewage disposal permit for the lot. All requests for a larger home will be reviewed on a case-by-case basis.
16. Any gullied land or areas consisting of fill materials shall be excluded from the area considered for the installation of a subsurface sewage disposal system.
17. The minimum lot size to be served by a subsurface sewage disposal system must be two acres excluding any lakes, ponds, utility easements or similar usage. In addition subsurface sewage disposal systems or field lines cannot be installed within the designated boundaries of a 100-year floodplain or flood zone as designated by the Federal Emergency Management Agency (FEMA) map for Shelby County.

FINAL PLAT

The Retreat at Janson Farms

DISTRICT: 1 BLOCK: 29 PARCEL: 203 CASE #: S 12-003 CO

SHELBY COUNTY, TENNESSEE

NUMBER OF LOTS: 13 AREA: 57.50 Acres ZONED: CA

OWNERS/DEVELOPERS: DANIEL J. KUNKLE & DALE HENRY JAMISON
REVOCABLE LIVING TRUST 713 ROANTREE DRIVE
7188 SHADY OAKS DRIVE BRENTWOOD, TN 37027
BARTLETT, TN 38133

DRAINAGE ENGINEER: AW ENGINEERING - ALLEN WILLIAMS
4492 POPLAR CORNER RD - BROWNSVILLE, TN 38012

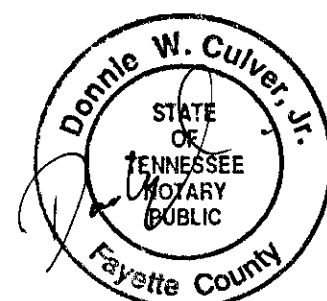
DEVELOPMENT CONSULTANTS: ONE SOURCE DEVELOPMENT SOLUTIONS
3157 HWY 64, STE. 200 - EADS, TN 38028
PHONE: 901-466-4101

100 YR FLOOD ELEV N/A FEMA MAP PANEL NO. 4702140205 F FLOOD MAP DATE: SEPT. 28, 2007

DATE: 02/20/2014 SCALE: 1"=100' SHEET 2 OF 3

OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE:APPROVED BY THE LAND USE CONTROL BOARD ON 04-12-2012 AND THE
SHELBY COUNTY BOARD OF COMMISSIONERS ON NABy: [Signature]
Director of Planning and DevelopmentDate: 3-17-14City Engineer N/A, County Engineer be 2-21-14, OPD NA 03/18/14**SURVEYORS CERTIFICATE:**IT IS HEREBY CERTIFIED THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE
PRECISION OF THE UNADJUSTED SURVEY IS 1=10000 OR GREATER; THAT THIS
PLAT HAS BEEN PREPARED BY ME OR UNDER MY INDIVIDUAL SUPERVISION AND
CONFORMS WITH APPLICABLE STATE LAWS AND LOCAL ZONING ORDINANCES,
SUBDIVISION REGULATIONS AND SPECIFIC CONDITIONS IMPOSED ON THIS
DEVELOPMENT RELATING TO THE PRACTICE OF SURVEYING.By: [Signature]
DOUGLAS C. SWANK, R.L.S.
TN. CERTIFICATE OF SURVEY
COMMERCIAL
TENNESSEE NO. 1677
Date: 2-20-14**OWNER'S CERTIFICATE:**I/WE, Dale Jamison, THE UNDERSIGNED OWNER(S) OF
THE PROPERTY SHOWN, HERBY ADOPT THIS PLAN AS MY/OUR PLAN OF
DEVELOPMENT, AND DEDICATE THE STREETS, RIGHTS-OF-WAY, AND GRANT THE
EASEMENTS AS SHOWN AND/OR DESCRIBED TO PUBLIC USE FOREVER. I
HEREBY CERTIFY THAT I AM/WE ARE THE OWNER(S) OF SAID PROPERTY IN
FEE SIMPLE, DULY AUTHORIZED TO ACT, AND THAT SAID PROPERTY IS NOT
ENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.By: [Signature]
DALE HENRY JAMISON
DATE: 3-11-14State of TennesseeCounty of WilliamsonBEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID
STATE AND COUNTY AT Brentwood, TN, DULY COMMISSIONED AND QUALIFIED,
PERSONALLY APPEARED Dale Jamison, WITH WHOM I AM PERSONALLY
ACQUAINTED, AND WHO UPON HIS/HER OATH ACKNOWLEDGED
HIMSELF/HERSELF TO BE OWNER OF THE PROPERTY, THE WITHIN NAMED
BARGAINER, AND THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR
THE PURPOSE THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HEREUNTO
SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN Brentwood, TN
THIS 11th DAY OF March, 2014. ON siteNotary Public [Signature]
My Commission Expires May 10, 2015

My Commission Expires: _____

**HEALTH DEPARTMENT CERTIFICATE:**

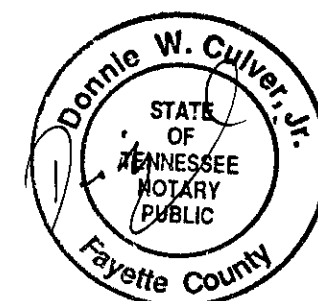
APPROVED BY THE SHELBY COUNTY HEALTH DEPARTMENT

By: [Signature]
GREG PARKERDate: 2/21/14**FIRE DEPARTMENT CERTIFICATE:**

APPROVED BY THE SHELBY COUNTY FIRE DEPARTMENT

By: [Signature]
LOCAL FIRE DEPT.Date: 2-21-14**OWNER'S CERTIFICATE:**I/WE, Daniel J. Kunkle, Trustee, THE UNDERSIGNED OWNER(S) OF
THE PROPERTY SHOWN, HERBY ADOPT THIS PLAN AS MY/OUR PLAN OF
DEVELOPMENT, AND DEDICATE THE STREETS, RIGHTS-OF-WAY, AND GRANT THE
EASEMENTS AS SHOWN AND/OR DESCRIBED TO PUBLIC USE FOREVER. I
HEREBY CERTIFY THAT I AM/WE ARE THE OWNER(S) OF SAID PROPERTY IN
FEE SIMPLE, DULY AUTHORIZED TO ACT, AND THAT SAID PROPERTY IS NOT
ENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.By: [Signature]
DANIEL J. KUNKLE
REVOCABLE LIVING TRUST
DATE: 3/12/2014State of TennesseeCounty of FayetteBEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID
STATE AND COUNTY AT Oakland, TN, DULY COMMISSIONED AND QUALIFIED,
PERSONALLY APPEARED Daniel Kunkle, WITH WHOM I AM PERSONALLY
ACQUAINTED, AND WHO UPON HIS/HER OATH ACKNOWLEDGED
HIMSELF/HERSELF TO BE OWNER OF THE PROPERTY, THE WITHIN NAMED
BARGAINER, AND THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR
THE PURPOSE THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HEREUNTO
SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN Oakland, TN
THIS 17th DAY OF March, 2014.Notary Public [Signature]
My Commission Expires May 10, 2015

My Commission Expires: _____

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03/21/2014 - 10:37 AM
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TOTAL AMOUNT 17.00TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEEDECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS ARE RECORDED IN
THE SHELBY COUNTY REGISTER'S OFFICE UNDER INSTRUMENT NUMBER 13026799."PER SUB-SECTION 9.7.2.6 OF THE UNIFIED
DEVELOPMENT CODE, NO CONSTRUCTION PERMITS FOR
IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL BE
ISSUED UNTIL VERIFICATION IS PROVIDED THAT THE
DEVELOPER HAS INSTALLED OR PAID TO INSTALL THE
NECESSARY MUNICIPAL SERVICES OR UTILITIES."

FINAL PLAT		
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