

SUBDIVISION - DATA

PHASE 1 AREA: 16.34 AC.
 PHASE 1 LOTS: 47
 PHASE 1 DENSITY: 2.88 LOTS/AC.
 DEDICATED R.O.W.: 3.81 AC.

PHASE 1 SETBACK REQUIREMENTS

LOTS # 1-15
 F/Y SETBACK/UTIL. ESMT.: 10 FT
 S/Y SETBACK/UTIL. ESMT.: 5 FT
 REAR YARD SETBACK: 20 FT
 REAR UTILITY ESMT.: 15 FT

LOTS # 16-27
 F/Y SETBACK: 25 FT
 S/Y SETBACK/UTIL. ESMT.: 5 FT
 REAR YARD SETBACK: 20 FT
 FRONT/REAR UTILITY ESMT.: 15 FT

LOT NUMBER	MINIMUM F.F.E.	LOT NUMBER	MINIMUM F.F.E.
1	341.25	25	323.25
2	342.50	26	324.25
3	343.50	27	324.75
4	344.50	28	325.00
5	345.50	29	328.00
6	346.50	30	327.75
7	347.50	31	328.00
8	348.25	32	329.75
9	348.75	33	331.50
10	350.00	34	333.00
11	344.00	35	338.00
12	344.00	36	338.50
13	343.25	37	338.00
14	342.50	38	336.94
15	341.75	39	332.00
16	338.25	40	330.75
17	336.75	41	329.50
18	338.25	42	335.00
19	332.25	43	333.00
20	330.25	44	331.00
21	328.25	45	329.00
22	326.25	46	327.00
23	324.75	47	325.00
24	324.25		

- NOTES:**
- THE TOWN OF OAKLAND SHALL HAVE INGRESS/EGRESS RIGHTS TO 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, SHRUBS, PERMANENT STRUCTURE, OR OTHER UTILITIES (EXCEPT AT CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENTS. NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.
 - THE AREAS DENOTED BY "RESERVED FOR STORM WATER DETENTION" SHALL NOT BE USED AS A BUILDING SITE OR FILLED WITHOUT FIRST OBTAINING PERMISSION FROM THE TOWN ENGINEER. THE STORM WATER DETENTION SYSTEMS LOCATED IN THESE AREAS, EXCEPT FOR THOSE PARTS LOCATED IN PUBLIC DRAINAGE EASEMENT, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED, SO AS TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLAN ON FILE IN THE TOWN ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT LIMITED TO, REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH, MOWING, OUTLET CLEANING, AND REPAIR OF DRAINAGE STRUCTURES.
 - ALL COMMON OPEN SPACE AREAS, PRIVATE STREETS, PARKING AREAS, PERIMETER FENCING, LANDSCAPE EASEMENTS (CONTAINING LANDSCAPING AND LAWN AREAS) SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
 - IN ADDITION TO ANY OTHER EASEMENT(S) SHOWN ON THE APPLICABLE RECORDED SUBDIVISION PLAT, WITHIN THESE EASEMENTS, WHICH SHALL BE CONSPICUOUSLY NAMED IN FAVOR OF THE TOWN OF OAKLAND, NO CONSTRUCTION OF ANY KIND SHALL BE PLACED OR PERMITTED TO REMAIN THAT WILL IN ANY WAY DAMAGE OR INTERFERE WITH THE INSTALLATION OR MAINTENANCE OF UTILITIES.
 - HOMEOWNER MUST COORDINATE WITH THE SUBDIVISION DEVELOPER FOR ANY WATER & SEWER SERVICE RELOCATIONS TO ACCOMMODATE DRIVEWAYS FOR NEW HOMES.
 - ALL SIDE AND REAR YARD SWALES ARE TO ACT AS DRAINAGE WAYS. THEY ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNER. THEY ARE SUBJECT TO ENFORCEMENT BY THE HOMEOWNER'S ASSOCIATION.
 - A MINIMUM OF TWO PERMANENT SURVEY MONUMENTS WILL BE SET WITHIN THIS DEVELOPMENT AND A MINIMUM OF TWO BENCHMARKS WILL BE SET FOR EACH PHASE BASED ON THE ACCEPTED DATUM.
 - THE REQUIRED 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.
 - EACH HOME IN THIS SUBDIVISION SHALL BE SERVED BY STEP SEWER. ALL STEP SYSTEMS ARE PUBLIC. ACCESS TO EACH STEP SYSTEM SHALL BE PROVIDED TO THE TOWN OF OAKLAND FOR ROUTINE MAINTENANCE. EACH HOMEOWNER SHALL SIGN A MAINTENANCE AGREEMENT WITH THE TOWN OF OAKLAND PRIOR TO OCCUPANCY.
 - SIDEWALK IS REQUIRED ON ALONG THE FRONTAGE OF THE FOLLOWING LOTS: 1-28, & 42-47. LOT 47 WILL REQUIRE TWO HANDICAP RAMPS AT THE NORTHEAST LOT CORNER.
 - OWNERS OF THE LOTS SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE PROPERTY OWNERS ASSOCIATION AS RECORDED IN INST. # 23005676 IN THE REGISTERS OFFICE, FAYETTE COUNTY, TENNESSEE.
 - OWNERS OF THE LOTS SHALL BE SUBJECT TO THE FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE PROPERTY OWNERS ASSOCIATION AS RECORDED IN INST. # 23005677 IN THE REGISTERS OFFICE, FAYETTE COUNTY, TENNESSEE.

SITE BENCHMARK (T.B.M.):
 TOP OF CAP SCREW ON FIRE HYDRANT. LOCATED BETWEEN OPEN & ANNISTON. FIRE HYDRANT IS LOCATED ON THE NORTHEAST CORNER OF THE SITE ON THE EAST SIDE OF THE EAST ENTRANCE DRIVE.
 ELEVATION: 336.62'

F.E.M.A. NOTE:
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), PHASE 1 OF THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. PER FLOOD INSURANCE RATE MAP, MAP NO. 47047C0285C, COMMUNITY PANEL NO. 470418 0285 C, EFFECTIVE DATE: NOVEMBER 05, 2008, AND PER FLOOD INSURANCE RATE MAP, MAP NO. 47047C0280C, COMMUNITY PANEL NO. 470418 0280 C, EFFECTIVE DATE: NOVEMBER 05, 2008.

LEGEND
 These standard symbols may be found in the drawing:

- PROPERTY LINES
- ADJOINING PROP.
- BACK OF CURB
- FACE OF CURB
- SIDEWALK
- EDGE OF PAVEMENT
- ROADWAY CENTERLINE
- EX. OH. ELECTRIC LINES
- EX. UC ELECTRIC LINES
- EX. WATER LINES
- EX. SEWER LINES
- EX. STORM DRAIN
- EX. GAS LINE
- EX. UG CABLE
- EX. FIBER OPTIC
- EX. FENCE LINES
- EX. SIDEWALK
- EX. EASEMENT
- PR. WATER LINE
- PR. SEWER LINE
- PR. STORM DRAIN
- DRAINAGE BASIN
- EASEMENT
- UTILITY POLE
- FIRE HYDRANT
- LIGHT POLE
- TELEPHONE PEDESTAL
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- DRAINAGE MANHOLE
- ELECTRICAL BOX

PARCEL LINE TABLE

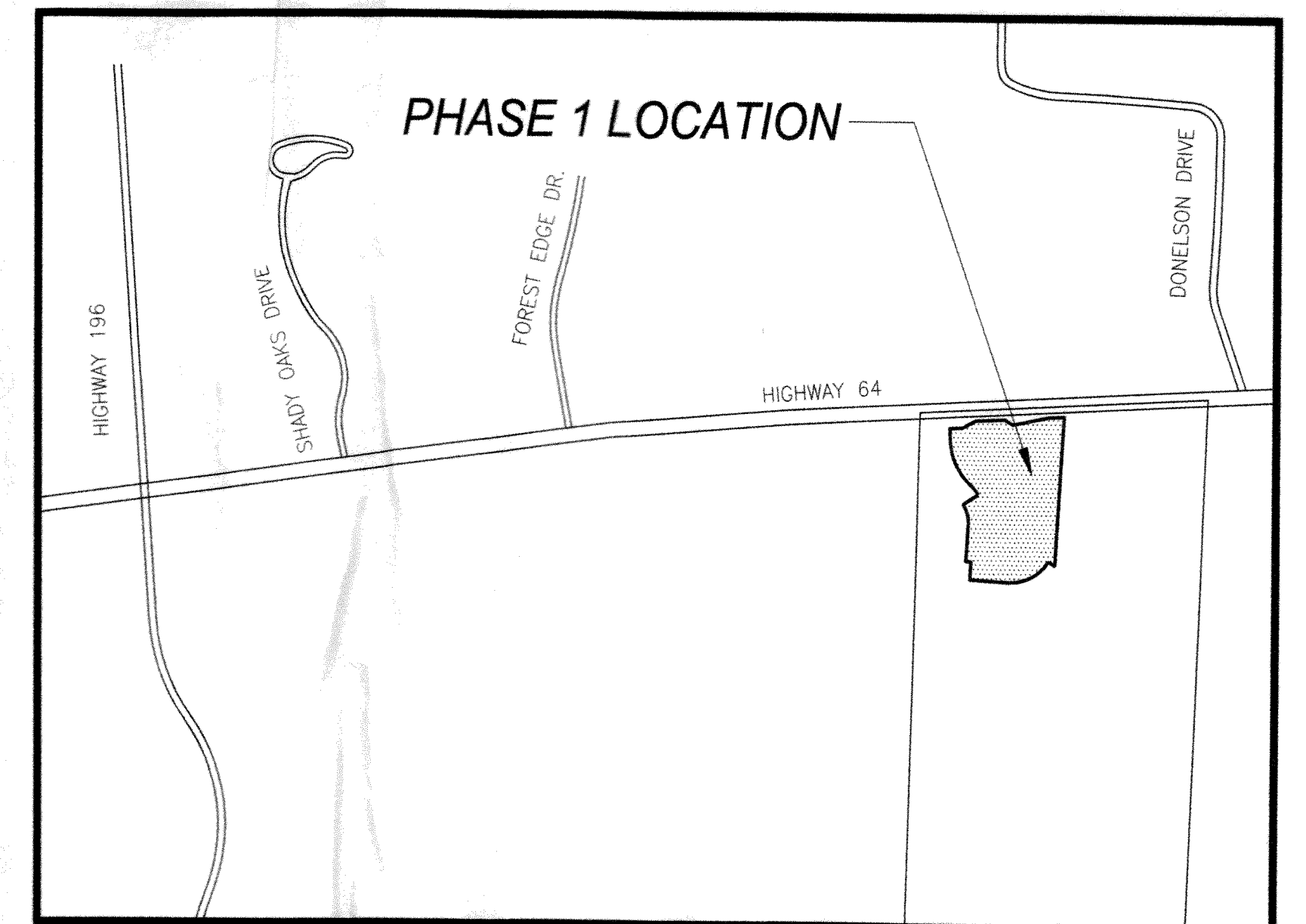
LINE #	LENGTH	DIRECTION
L1	67.08	S88°19'58"E
L2	54.90	N59°15'20"W
L3	44.91	S57°25'44"W
L4	29.98	S34°25'06"W
L5	17.72	N34°10'02"W
L6	17.98	N9°59'30"W
L7	5.07	S86°41'10"E
L8	7.86	N3°18'50"E
L9	8.50	N86°41'10"W
L10	60.00	S3°18'50"W
L11	10.00	S3°18'50"W
L12	50.00	S3°18'50"W
L13	20.00	S3°18'50"W
L14	40.00	S3°18'50"W
L15	30.00	S3°18'50"W
L17	125.00	N40°17'24"W
L18	137.28	S40°17'24"E
L19	46.10	S2°19'53"E
L20	10.00	S87°40'07"W
L21	42.66	N2°19'53"W
L22	133.84	N40°17'24"W
L23	31.09	N54°22'18"W
L24	10.00	N35°37'42"E
L25	30.87	S54°22'18"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	148.55	235.00	36.22	N14°47'41"W	146.09
C2	67.46	360.00	10.74	N38°16'18"W	67.36
C3	287.77	410.00	40.21	N23°31'56"W	281.90
C4	327.61	300.00	62.57	S62°01'45"W	311.58
C5	70.28	375.00	10.74	N2°03'19"W	70.18
C6	315.51	385.00	46.95	N20°09'46"W	306.75
C7	76.37	385.00	11.36	S37°57'26"E	76.24
C8	193.86	385.00	28.85	N17°50'59"W	191.82
C9	87.19	151.25	33.03	N19°53'38"E	85.99
C10	44.57	275.00	9.29	S29°46'30"W	44.52
C11	104.72	275.00	21.82	N14°13'22"E	104.09
C12	235.62	150.00	90.00	N48°18'50"E	212.13
C13	93.94	150.00	35.88	N75°22'12"E	92.41
C14	170.07	198.00	49.21	N68°42'26"E	164.89
C15	92.92	148.00	35.97	S68°42'01"E	91.40
C16	39.27	25.00	90.00	S41°41'10"E	35.36
C17	70.23	400.00	10.06	S1°42'58"E	70.14
C18	27.20	235.00	6.63	N0°00'08"W	27.19
C19	60.67	235.00	14.79	N10°42'54"W	60.50
C20	60.67	235.00	14.79	N25°30'27"W	60.50
C21	92.94	360.00	14.79	N25°30'27"W	92.69
C22	92.94	360.00	14.79	N10°42'54"W	92.69
C23	41.67	360.00	6.63	N0°00'08"W	41.65
C24	39.27	25.00	90.00	N48°18'50"E	35.36
C25	70.34	350.00	11.52	N2°26'38"W	70.23
C26	39.27	25.00	90.00	N48°18'50"E	35.36
C27	21.93	175.00	7.18	N89°43'25"E	21.92
C28	53.32	175.00	17.46	N77°24'16"E	53.12
C29	57.93	175.00	18.97	N59°11'34"E	57.66
C30	57.93	175.00	18.97	N40°13'38"E	57.66
C31	62.57	175.00	20.49	N20°30'03"E	62.24
C32	21.21	175.00	6.94	N6°47'08"E	21.19
C33	3.59	250.00	0.82	N3°43'31"E	3.59
C34	110.43	250.00	25.31	N16°47'29"E	109.54
C35	21.70	250.00	4.97	N31°55'56"E	21.69
C36	79.39	313.00	14.53	N27°09'06"E	79.18
C37	39.27	25.00	90.00	N41°41'10"W	35.36
C38	62.38	410.00	8.72	N1°02'42"W	62.32
C39	72.16	410.00	10.08	N10°26'46"W	72.07
C40	76.85	410.00	10.75	N20°51'54"W	76.84
C41	37.12	25.00	85.07	N16°17'41"E	33.80

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C42	75.23	125.00	34.48	N76°04'22"E	74.10
C43	39.27	25.00	90.00	S41°41'10"E	35.36
C44	98.17	125.00	45.00	S29°48'50"W	95.67
C45	98.17	125.00	45.00	S70°48'50"W	95.67
C46	36.02	25.00	82.56	S80°43'33"E	32.99
C47	30.01	410.00	4.19	S41°32'33"E	30.01
C48	47.88	360.00	7.62	S39°49'46"E	47.85
C49	20.90	15.00	79.82	S3°53'29"W	19.25
C50	35.86	2.00	102.03	N85°10'58"W	3.11
C51	71.62	165.00	24.87	S67°55'14"W	71.06
C52	3.17	2.00	90.94	S39°28'40"W	2.85
C53	39.93	185.00	12.37	S87°07'51"W	39.85
C54	48.11	135.00	20.42	N76°28'35"W	47.86
C55	22.81	15.00	87.11	N22°42'39"W	20.67
C56	75.70	300.00	14.46	N13°37'00"E	75.50
C57	37.93	25.00	86.93	N49°51'03"E	34.39
C58	45.44	175.00	14.88	N85°52'30"E	45.32
C59	62.44	175.00	20.44	N68°12'54"E	62.11
C60	25.35	15.00	96.85	S75°07'20"E	22.44
C61	112.54	360.00	17.91	S17°44'38"E	112.08
C62	33.70	360.00	5.36	S6°06'23"E	33.69
C63	66.32	336.00	11.31	S64°46'31"W	66.21
C64	73.31	336.00	12.50	S76°40'47"W	73.16
C65	60.90	336.00	10.38	S88°07'19"W	60.81
C66	20.03	286.00	4.01	N84°40'48"W	20.02
C67	119.18	286.00	23.88	N70°44'10"W	118.32
C68	67.86	125.00	31.10	N18°51'58"E	67.03
C69	21.83	15.00	83.39	N72°44'38"E	19.95
C70	48.08	161.00	17.11	S74°07'05"E	47.91
C71	11.27	161.00	4.01	S84°40'48"E	11.27
C72	38.24	211.00	10.38	N88°07'19"E	38.19
C73	46.04	211.00	12.50	N76°40'47"E	45.94
C74	51.46	211.00	13.97	N63°26'32"E	51.33
C75	99.30	300.00	18.97	S40°13'38"W	98.85
C76	99.30	300.00	18.97	S59°11'34"W	98.85
C77	91.41	300.00	17.46	S77°24'16"W	91.05
C78	37.60	300.00	7.18	S89°43'25"W	37.57



VICINITY MAP
 1"=1000'

FINAL PLAT

THE VILLAGE OF CYPRESS CREEK - PHASE 1

OAKLAND, TENNESSEE

PHASE 1 AREA: 16.34 AC - 47 LOTS

ZONING: R-1A/PDR

DEVELOPER: RENAISSANCE DEVELOPMENT S-CORP INC.
 3157 HIGHWAY 64, SUITE 200
 EADS, TN 38028

ENGINEER: MCCARTY GRANBERRY ENGINEERING
 198 PROGRESS ROAD
 COLLIERVILLE, TN 38017

DATE: SEPTEMBER 2023 SCALE: 1"=60' SHEET 1 OF 2

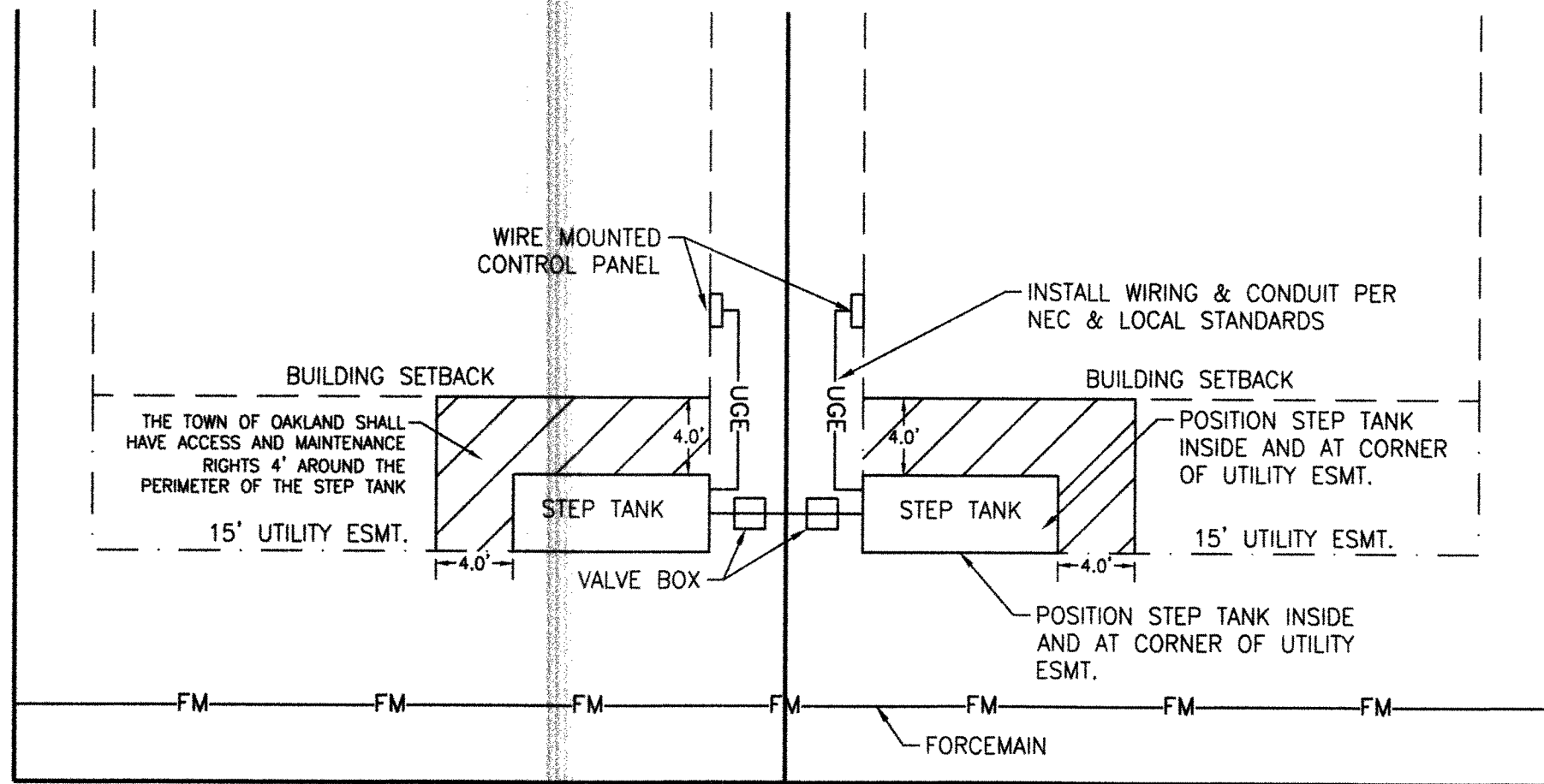
RECORDED

BK/PK: 12/26-26
 23006675

TPS REC PLAT
 EDGE BATCH 130245
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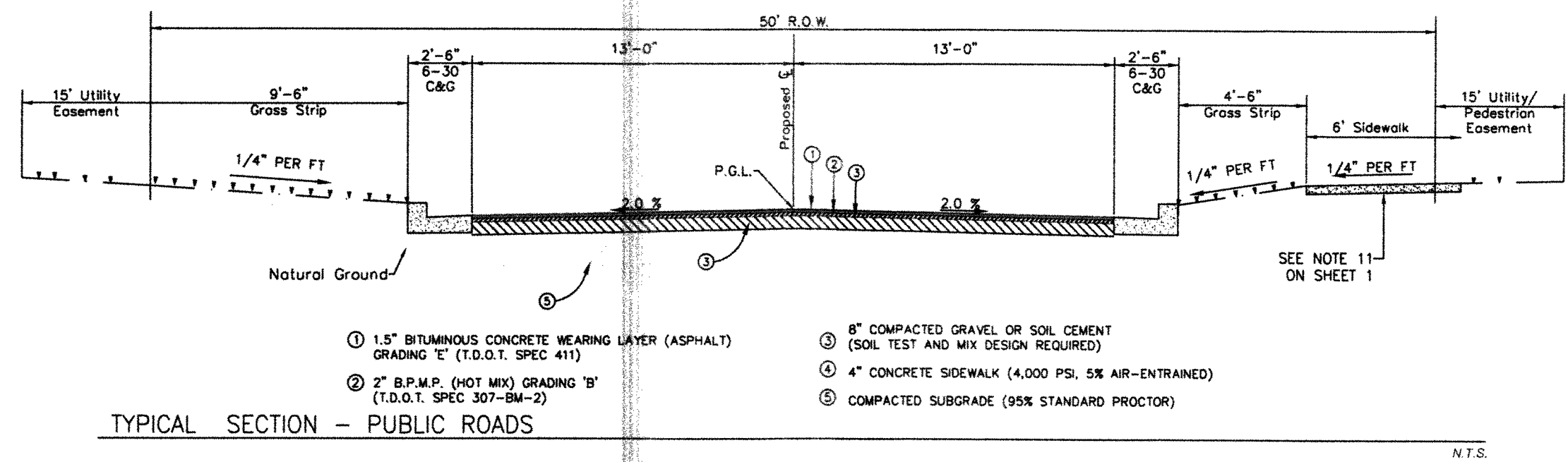
VALUE: 0.00
 MORTGAGE TAX: 0.00
 TRANSFER TAX: 0.00
 RECORDING FEE: 30.00
 DP FEE: 0.00
 REGISTER'S FEE: 2.00
 TOTAL AMOUNT: 32.00

STATE OF TENNESSEE, FAYETTE COUNTY
ED PATTAT
 REGISTER OF DEEDS

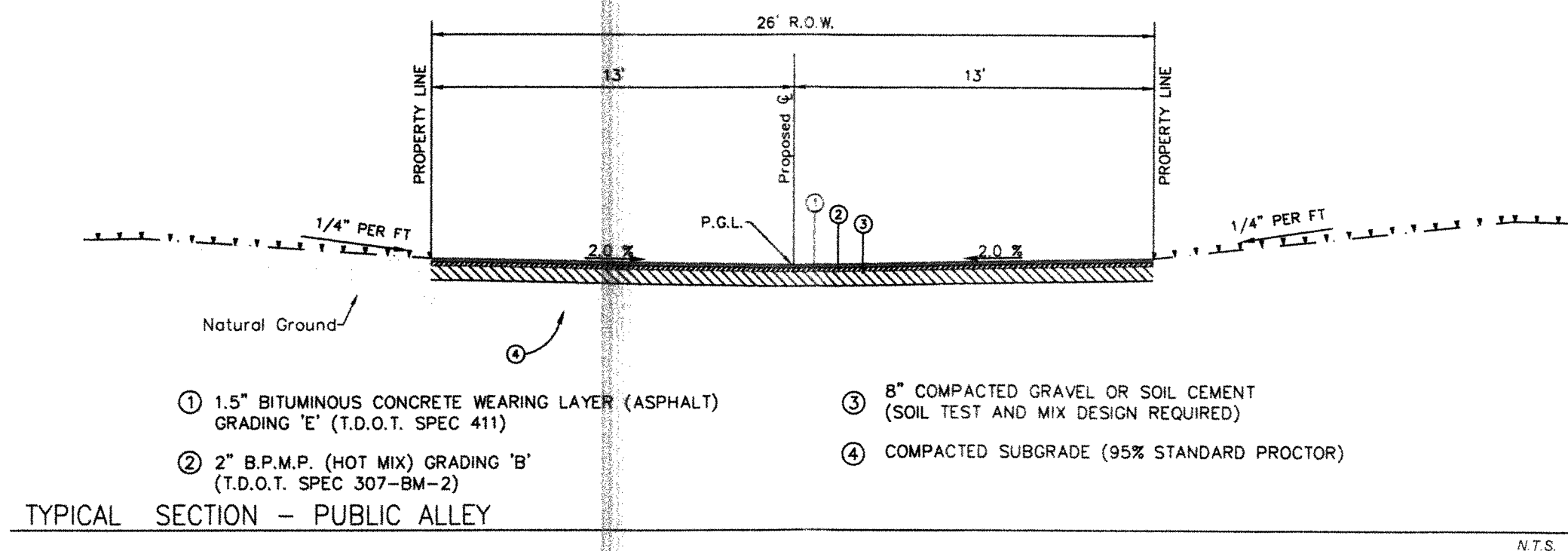


NOTE: STEP TANK LOCATION MAY VARY FOR ZONING ADMINISTRATION OF PROPOSED STRUCTURES AND ACCESSORY USES

TYPICAL STEP TANK LAYOUT
SCALE: N.T.S.



TYPICAL SECTION - PUBLIC ROADS



TYPICAL SECTION - PUBLIC ALLEY

OWNER'S CERTIFICATE

I, WE, Renaissance Development S-Corp Inc, 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.

OWNER: [Signature] DATE: 9-25-2023

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 Douglas C. Swink, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH, ACKNOWLEDGE HIMSELF TO BE OWNER OF THE VILLAGE OF CYPRESS CREEK SUBDIVISION PHASE 1, 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 HERETO SET OUT MY HAND AND AFFIX MY SEAL THIS 25th DAY OF September, 2023.

NOTARY PUBLIC: [Signature]
MY COMMISSION EXPIRES: 8-28-2029

MORTGAGEES CERTIFICATE

WE THE UNDERSIGNED, First Bank, MORTGAGEE OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT AS OUR PLAN OF SUBDIVISION AND DEDICATE THE STREETS, RIGHTS-OF-WAY, UTILITIES, EASEMENTS, AND RIGHT-OF-ACCESS AS SHOWN TO THE CITY OF OAKLAND FOREVER AND HEREBY CERTIFY THAT WE ARE THE MORTGAGEE DULY AUTHORIZED SO TO ACT AND THAT THE SAID PROPERTY IS UNENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

MORTGAGEE: [Signature] DATE: 9/26/2023

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED RAVEN BENSON, OF First Bank, AND HE AS REPRESENTATIVE EXECUTED THE FORGING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME AS REPRESENTATIVE OF THE MORTGAGEE.

IN WITNESS WHERE OF, I HERETO SET OUT MY HAND AND AFFIX MY SEAL THIS 26th DAY OF September, 2023.

NOTARY PUBLIC: [Signature]
MY COMMISSION EXPIRES: March 2, 2026

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.

PLANNING COMMISSION SECRETARY, TOWN OF OAKLAND: [Signature] DATE: 04 OCT 2023

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

FAYETTE COUNTY PROPERTY ASSESSOR OR AUTHORIZED AGENT: Mark Ward DATE: 10/4/23

CERTIFICATE OF APPROVAL OF STREET NAMES

I, FAYETTE COUNTY 911, HEREBY APPROVE THE STREET NAMES FOR THE VILLAGE OF CYPRESS CREEK PHASE 1 SUBDIVISION.

FAYETTE COUNTY 911 REPRESENTATIVE: [Signature] DATE: 9/25/23

CERTIFICATE OF APPROVAL OF MAJOR SUBDIVISION

TOWN ENGINEER: Keneth R. King (PRINTED NAME OF SIGNER)
DO HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION AND ASSOCIATED ENGINEERING DESIGN AND CONSTRUCTION DOCUMENTS SUBSTANTIALLY CONFORM TO THE REQUIREMENTS OF THE TOWN OF OAKLAND'S SUBDIVISION REGULATIONS, TECHNICAL SPECIFICATIONS, AND ZONING ORDINANCE, AND THE SPECIFIC CONDITIONS IMPOSED ON THIS PLAN OF SUBDIVISION.

TOWN ENGINEER: [Signature] DATE: 09-28-23

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 VILLAGE OF CYPRESS CREEK PHASE 1 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, HERETO SET OUT MY HAND AND AFFIX MY SEAL THIS 28th DAY OF September, 2023.

OLLAR SURVEYING COMPANY, LLC
DOUGLAS C. SWINK, RLS
TN CERTIFICATE NO. 1677

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.

REGISTERED PROFESSIONAL ENGINEER: [Signature] DATE: SEP. 22, 2023

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 THE VILLAGE OF CYPRESS CREEK PHASE 1 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 HERETO SET OUT MY HAND AND AFFIX MY SEAL THIS 22nd DAY OF SEPTEMBER, 2023.

REGISTERED PROFESSIONAL ENGINEER: [Signature] DATE: SEP. 22, 2023

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 WHICH WOULD ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS FOR THIS SUBDIVISION.

PUBLIC WORKS DIRECTOR: [Signature] DATE: 10-4-23

CERTIFICATE OF RECEIPT OF APPROVED WATER AND SEWAGE SYSTEM PLANS

I, REBEKAH A. WOOD, DO 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 ENVIRONMENTAL AND CONSERVATION WHICH INDICATES SAID PLANS MEET THE DEPARTMENT'S REQUIREMENTS, HAVE BEEN RECEIVED.

TOWN ENGINEER: [Signature] DATE: 10-02-23

RECORDED:

BK/PG: 12/25-25	23005675
TYPICAL PLAT	
BOOK BATCH: 130545	
10/04/2023 - 12:37 PM	
SALVAGE	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

STATE OF TENNESSEE, FAYETTE COUNTY
ED PATTAT
REGISTER OF DEEDS

FINAL PLAT	
THE VILLAGE OF CYPRESS CREEK - PHASE 1	
OAKLAND, TENNESSEE	
PHASE 1 AREA: 16.34 AC - 47 LOTS	
ZONING: R-1A/PDR	
DEVELOPER: RENAISSANCE DEVELOPMENT S-CORP INC. 3157 HIGHWAY 64, SUITE 200 EADS, TN 38028	ENGINEER: MCCARTY GRANBERRY ENGINEERING 198 PROGRESS ROAD COLLIERVILLE, TN 38017
DATE: SEPTEMBER 2023	SHEET 2 OF 2