PLAT NOTES

1. The purpose of this plat is to create a minor plat Lot 1, Britton One Lot Subdivision and combine 2.79 Ac.± to Tax Map 48, Parcel 80.02. The acreage for Parcel 80.02 will be 9.56 Ac.±.
2. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
3. Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
4. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
5. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
6. The soil types and locations shown hereon were provided by Randy Dickerson, dated 4-24-2015. The local health authority maintains a copy of the soils maps and has reviewed the final plat for conformance with same. Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
7. All surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
8. Approximate location of septic tank and existing SSDS system's information provided, by owner.

SOILS AREAS				
LOT	60 MPI	75 MPI	EXISTING SSDS	TOTAL
1	---	13,500 S.F.	2,400 S.F.	15,900 S.F.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	37.35'	25.00'	33.97'	N51°12'29"E

LOT 1		
BFE	MPE	MFE
528.0	529.0	531.0

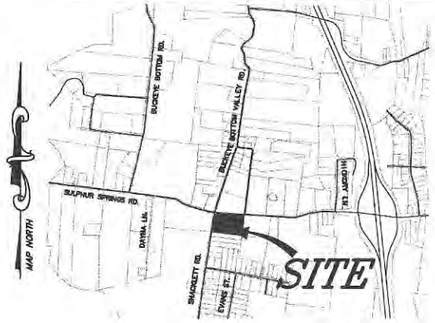
CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

General approval is hereby granted for lots proposed hereon as being 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(s) and plans for the subsurface sewage disposal system shall be approved by the local health authority.

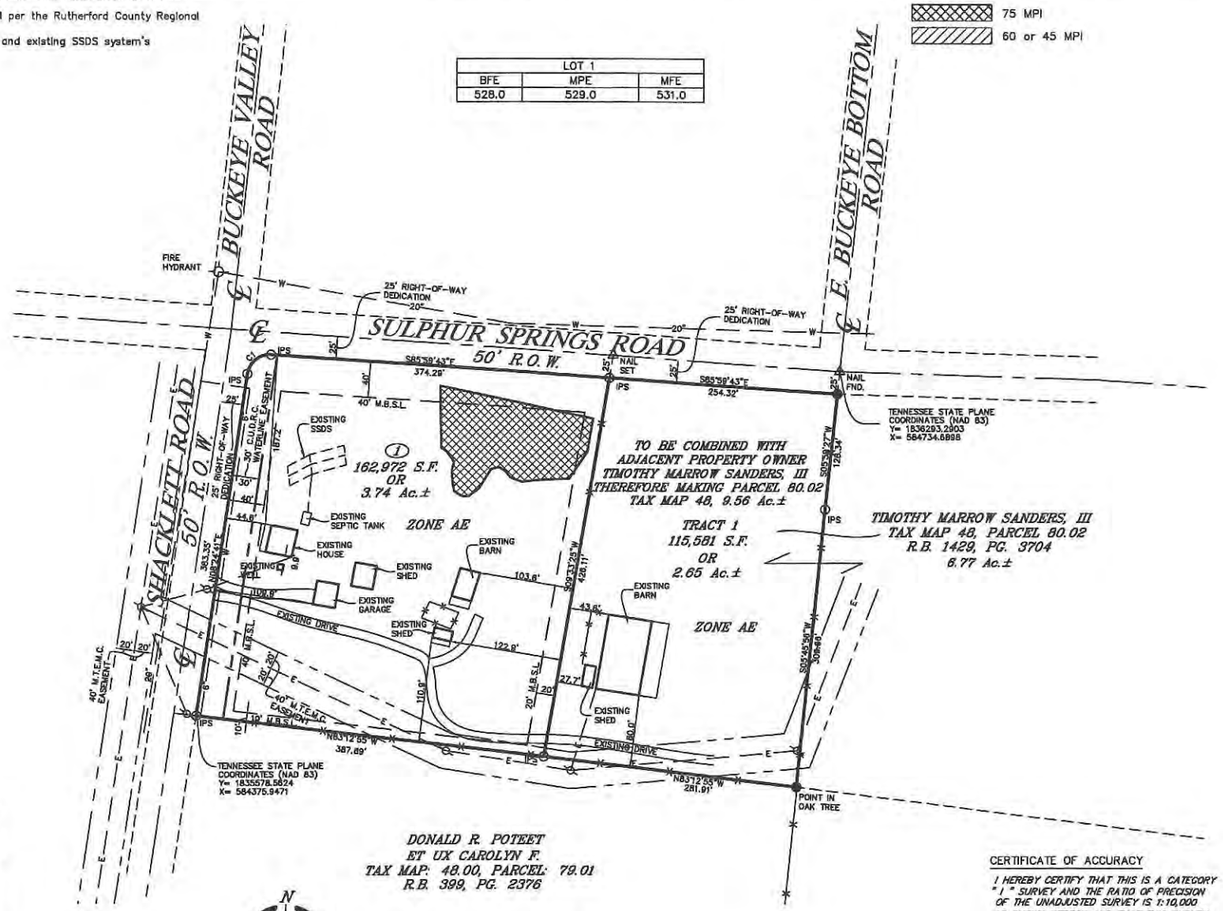
Date — TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF GROUND WATER PROTECTION

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:
1. Any cutting or filling after _____ may render lots unsuitable for subsurface sewage disposal.
2. Lot 1 is approved for up to ___ bedroom residence.
3. All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.

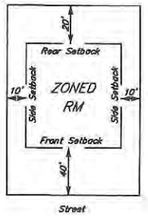
75 MPI
60 or 45 MPI



LOCATION MAP
N.T.S.



ZONED: RM
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

THIS PROPERTY IS INCLUDED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 47149C0 0129-H DATED JAN. 5, 2007. ZONE: AE

1 Lot = 3.74 Ac.± or 163,084 S.F.

100' 0 100'

LEGEND
IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
POWER POLE
△ NAIL
—E— ELECTRIC LINE
FENCE
—W— EXISTING WATER LINE

OWNER: JUSTIN W. BRITTON AND GAYLE C. BRITTON
ADDRESS: 4432 SHACKLETT ROAD
MURFREESBORO, TN. 37129
TAX MAP: 48, PARCEL: 78.00

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

CERTIFICATE OF OWNERSHIP AND DEDICATION
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, parks and other open spaces to public or private use as noted.
Record Book: 212, Page: 1107

Date — Justin W. Britton

Gayle C. Britton

CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Rutherford County, Tennessee, Planning Commission and that the monuments have been placed as shown hereon to the specifications of the County Engineer.

3-9-2016 — Richard H. Stem Jr.
Date — Richard H. Stem, Jr., Tenn. RLS No. 1637

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS
I hereby certify that the subdivision plat entitled Minor Plat, Britton One Lot Subdivision has been approved by the engineers of Consolidated Utility District of Rutherford County for water service, provided however, that the lines, valves, and fittings must be installed in accordance with C.U.D. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date — Consolidated Utility District Official of Rutherford County

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's requirements.

Date — Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Rutherford County, Tennessee with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the County Registrar.

Date — Secretary, Planning Commission

DATE OF RECORDING:_____
TIME OF RECORDING:_____
PLAT BOOK:_____, PAGE:_____.

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THIS IS A CATEGORY "I" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

RICHARD H. STEM JR. REGISTERED LAND SURVEYOR XVI TENNESSEE NO. 1637 AGRICULTURE COMMERCE

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 893 - 4084, FAX: 893 - 0080

MINOR PLAT
BRITTON
ONE LOT SUBDIVISION
9th Civil District of Rutherford County, Tennessee

Date: February 2016	Scale: 1"=100'	Sheet 1 of 1

RECEIVED

\\ACAD\09\Land Projects 2004\JUSTIN BRITTON - SHACKLETT ROAD\dwg\JUSTIN BRITTON - SHACKLETT ROAD.dwg, 3/8/2016 11:26:02 AM