CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	90°00'00"	25.00	39.27	35.36	S52°04'40"W
C2	90°00'00"	25.00	39.27	35.36	S37°55'20"E
C3	10°09'13"	275.00	48.73	48.67	S87°59'57"E
C4	9°09'48"	275.00	43.98	43.93	N82°20'33"E
C5	1°23'12"	625.00	15.13	15.13	S78°27'15"W
C6	12°46'23"	621.64	138.58	138.30	S85°30'59"W
C7	7°53'40"	616.93	85.00	84.94	N84°16'42"W
C8	13°14'07"	625.00	144.38	144.05	N73°44'15"W
C9	35°07'09"	575.00	352.44	346.95	N84°40'46"W
C10	12°16'28"	275.00	58.91	58.80	N60°58'58"W
C11	23°54'12"	275.00	114.73	113.90	N42°53'38"W
C12	33°33'26"	275.00	161.06	158.77	N14°09'48"W
C13	77°28'04"	50.00	67.60	62.57	S41°20'57"W
C14	13°02'10"	375.00	85.32	85.14	S86°36'04"W
C15	93°48'18"	25.00	40.93	36.51	N39°58'42"W
C16	44°24'55"	50.00	38.76	37.80	N29°07'54"E
C17	35°21'04"	55.00	33.93	33.40	S33°39'50"W
C18	56°27'00"	55.00	54.19	52.02	S12°41'12"E
C19	54°32'19"	55.00	52.35	50.40	S67°43'52"E
C20	72°24'20"	55.00	69.50	64.97	N48°47'48"E
C21	50°05'06"	55.00	48.08	46.56	N12°26'55"W
C22	44°24'55"	50.00	38.76	37.80	S15°17'01"E
C23	3°32'31"	975.00	60.27	60.27	S08°41'42"W
C24	44°24'55"	50.00	38.76	37.80	S32°40'26"W
C25	91°39'19"	55.00	87.98	78.90	N09°03'14"E
C26	49°48'08"	55.00	47.81	46.32	N51°40'30"W
C27	51°36'44"	55.00	49.54	47.89	S67°37'04"W
C28	75°45'39"	55.00	72.73	67.54	S03°55'53"W
C29	44°24'55"	50.00	38.76	37.80	N11°44'29"W
C30	82°39'10"	25.00	36.06	33.02	N51°47'33"E
C31	13°02'10"	425.00	96.70	96.49	S86°36'04"W
C32	61°25'12"	50.00	53.60	51.07	S69°12'25"E
C33	29°37'16"	50.00	25.85	25.56	S23°41'11"E
C34	30°08'56"	325.00	171.01	169.05	N23°57'01"W
C35	81°40'36"	25.00	35.64	32.70	S01°48'49"W
C36	5°48'37"	50.00	5.07	5.07	S45°33'25"W
C37	38°36'18"	50.00	33.69	33.06	S67°45'53"W
C38	49°03'31"	56.07	48.01	46.56	N82°16'26"E
C39	45°29'41"	56.05	44.50	43.34	N13°41'34"E
C40	51°41'11"	55.00	49.62	47.95	N35°05'46"W
C41	46°43'36"	55.00	44.85	43.62	N84°18'10"W
C42	74°05'51"	55.00	71.13	66.27	S35°17'07"W
C43	13°38'09"	50.00	11.90	11.87	N05°03'16"E
C44	30°46'46"	50.00	26.86	26.54	N27°15'44"E
C45	81°53'49"	25.00	35.73	32.77	N83°36'01"E
C46	11°40'07"	325.00	66.19	66.07	N61°17'08"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S83°28'38"E	2.76
L2	S82°36'05"E	21.97
L3	S82°44'23"E	50.07
L4	S02°36'55"W	6.39
L5	S87°23'06"E	49.85
L6	S02°36'55"W	44.45
L7	S86°52'51"E	18.62
L8	N06°55'27"E	18.92
L9	N10°27'58"E	20.88
L10	S81°19'48"E	39.67
L11	N03°25'26"E	44.51
L12	N43°39'56"E	50.38
L13	N20°20'47"E	37.91
L14	N20°20'47"E	51.06
L15	N20°20'47"E	12.69
L16	N34°15'59"E	35.18
L17	N34°15'59"E	28.60
L18	N85°08'34"E	13.78
L19	N85°08'34"E	36.51
L20	N57°06'43"E	22.72
L21	N10°27'58"E	1.68
L22	S86°52'51"E	28.09
L23	N49°23'55"E	53.21

PLAT NOTES

1. the purpose of this plat is to create 47 Residential Lots and 2 Common Areas.
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 non-existence 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. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
7. Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission, except as noted. (Brown's Chapel Elementary School is Zoned Institutional)
8. All lots shall be served by a decentralized sewage system. A sign notifying the public that this subdivision is serviced by a decentralized sewer system shall be placed and maintained as indicated on the plat by the developer until all homes are built & occupied. C.U.D. access to the septic tank shall be unencumbered by fencing or landscaping. A permanent access easement exists on each lot at the septic tank location. This easement is intended to assure service and repair access to the septic tank. See "Typical Easement Layout For STEP Lots" detail.
9. The applicable zoning ordinance allows for an alternate setback of 12 times the required side yard setback (15') for one street frontage on corner lots provided a rear setback is provided opposite the normal front setback on the other street frontage.
10. Contact Consolidated Utility District for water line design, including water line sizes and fire hydrant locations. Water service, domestic and fire protection are provided by C.U.D. All main water line taps are to be made by C.U.D. The owner/developer for budget purposes should contact C.U.D. for related fees to project which may be substantial. Contact Jennifer Wood with C.U.D. (615-225-3311) for water meter specifications. The developer must post bond, $2,000 or $250 for each valve box (whichever is greater), whenever the subject project has valve boxes that are located within pavement upon completion of the proposed water system extension.
11. Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. The streets identified on this plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
12. Permanent or temporary soil stabilization shall be applied to denuded areas within 15 days after final grade is reached on any portion of the site. Soil stabilization shall also be applied within 15 days to denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
13. Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance; by installing perimeter controls such as sediment barriers, filters, or dikes, or sediment basins; or by a combination of such measures.
14. This development must comply with the Stream Buffer requirements of the Rutherford County Stormwater Ordinance.
15. Per the R.C.R.P.C., Lots 321, 339 and 342 have very narrow building envelopes. Please be advised that these lots will not be candidates for a setback variance.
16. Apparent Sink Holes must be subjected to a geotechnical study and a plan of remedial action prepared by a licensed engineer prior to building permits being issued on affected lots. Sink holes shall only be filled according to State of Tennessee Specifications. No disturbance to sink holes is permitted without the prior written approval of Tennessee Dept. of Environment & Conservation (TDEC).
17. Lots 332-334, 340, 348 and 350 will be required to submit a Plot Plan to C.U.D. prior to construction permitting. Also, Grading Plans will be required by the Rutherford County Planning and Engineering Department.
18. A Homeowner's Association will be required for maintenance of Common Areas.
19. There shall be no direct vehicular access to Baker Road from Lots 306 and 312.

Certificate of Electric

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 <http://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 — M.T.E.M.C. Official

Certificate of Water Service

I hereby certify that the subdivision plat entitled "FOXFIRE MEADOWS – Section X, & The Resubdivision of Lot 287, Section IX" has been approved by the engineers for Consolidated Utility District of Rutherford County (CUDRC) for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with Consolidated Utility District of Rutherford County (CUDRC) 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

Certificate of Approval of Sewer STEP System

I hereby certify that the subdivision plat entitled "FOXFIRE MEADOWS – Section X, & The Resubdivision of Lot 287, Section IX" has been received by Consolidated Utilities District for review and soils analysis. Design and construction will meet Consolidated Utilities District's specifications. Construction will not start until a notice to proceed is given by Consolidated Utility District.

Date — Consolidated Utility District Official

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 note.

JONES CONSTRUCTION CO.
a Tennessee General Partnership

Date

Record Book 1396, Page 1350

H. Allen Jones, Partner

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 Road Commissioner or the City Engineer.

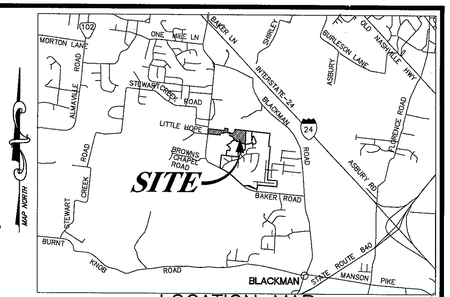
3-22-2016 Richard H. Steele

Date — Richard H. Stem, Jr., R.L.S. No. 1637

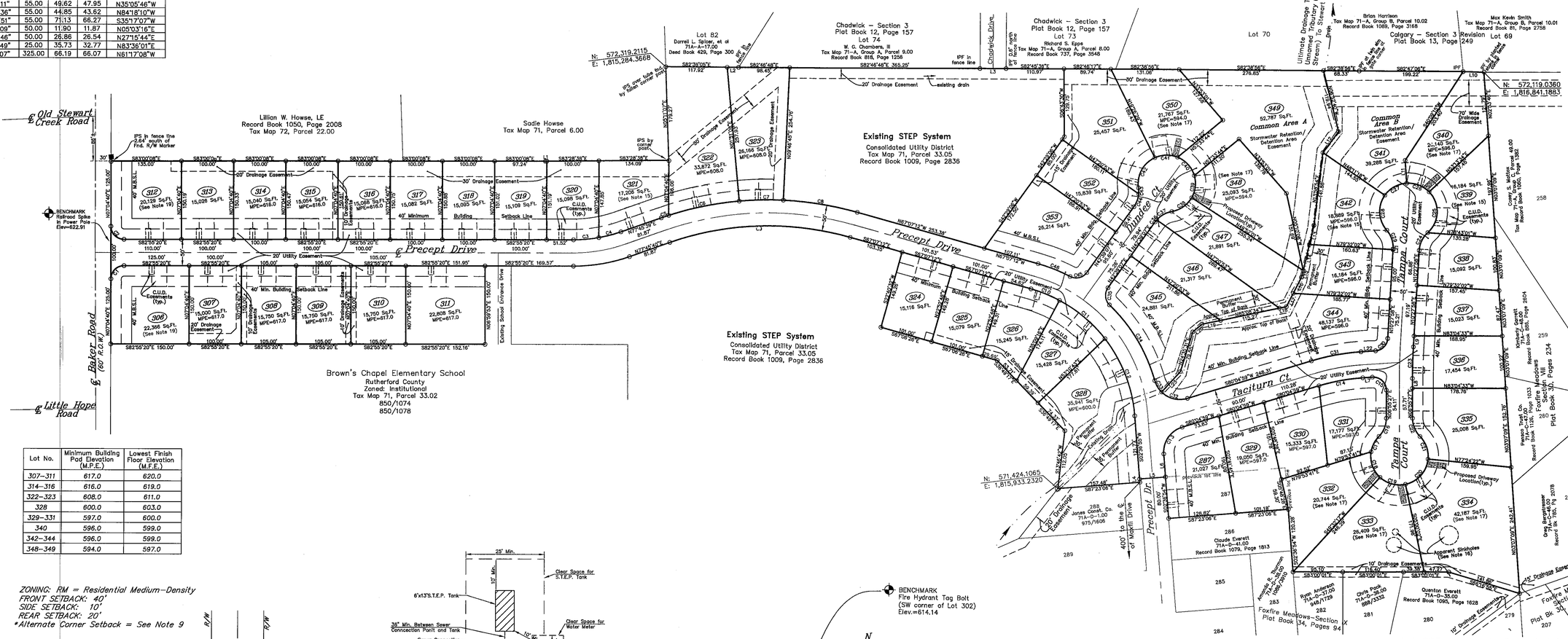
CERTIFICATE OF APPROVAL FOR RECORDING

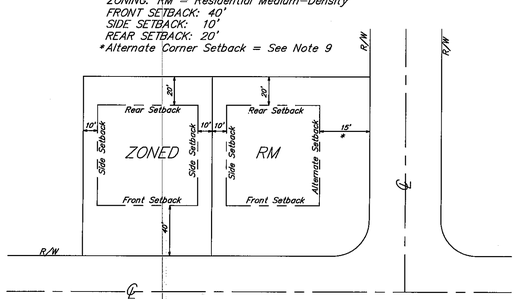
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Rutherford County, Tennessee with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office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

Date — SECRETARY, PLANNING COMMISSION



LOCATION MAP
N.T.S.

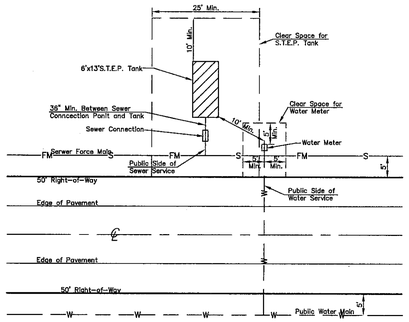




TYPICAL BUILDING SETBACK DETAIL
N.T.S.

ZONING: RM = Residential Medium-Density
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'
*Alternate Corner Setback = See Note 9

Lot No.	Minimum Building Pad Elevation (M.P.E.)	Lowest Finish Floor Elevation (M.F.E.)
307–311	617.0	620.0
314–316	616.0	619.0
322–323	608.0	611.0
328	600.0	603.0
329–331	597.0	600.0
340	596.0	599.0
342–344	596.0	599.0
348–349	594.0	597.0



TYPICAL BASEMENT LAYOUT FOR STEP LOTS
N.T.S.

NOTES:
1. Structures, driveways, sidewalks, mailboxes, drainage easements, landscaping and other utilities will not be allowed in the Clear Space Areas shown.
2. The public water mains or public sewer mains shall be 5 feet beyond the road right-of-way line.

STATE PLANE

28.80± Acres =
47 Residential Lots &
2 Common Areas

100' 0 100'

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET (1/2"rebar with HSENGR cap)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.

OWNER/DEVELOPER: Jones Constrctuion Co.,
ADDRESS: 1925 SE Broad Street
Murfreesboro, TN 37130
Tax Map 71, Parcels 33.01 & 33.04
Tax Map 71-H, Group D, Parcel 42.00
Record Book 1396, Page 1350

THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITYMAP 470165, PANEL NO. 0119 H. ZONE: X, DATED 01-05-07.

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. STEELE
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 1637
3-22-16

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 – 4064, FAX: 893 – 0080

Lot 287 Previously Recorded in Plat Book 34, Page 94
DATE OF RECORDING:_____
TIME OF RECORDING:_____
PLAT BOOK:_____, PAGE:_____.

FINAL PLAT
Section X & The Resubdivision of Lot 287 of Section IX
FOXFIRE MEADOWS
7th. Civil District of Rutherford County, Tennessee

Date: March, 2016	Scale: 1"=100'	Sheet 1 of 1

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