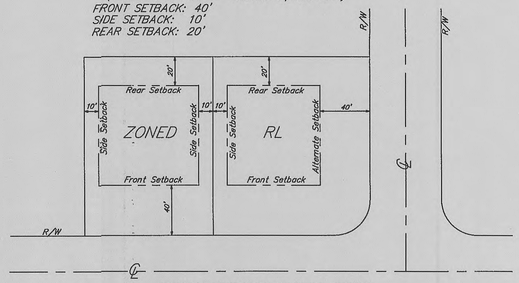
ZONING: RL = Low Density Residential
(Minimum Lot Size = 43,560 Square Feet)
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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

General approval is hereby granted for lot 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 — TN Dept. of Environment & Conservation, Division of Ground Water Protection

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:
1. Any cutting or filling after 09-17-14 may render lots unsuitable for subsurface sewage disposal.
2. All Lots are approved for up to a 3 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 MPI

4. Lots 3, 4 & 5 are approved for a 4 bedroom residence.

SSDS SOIL CHART

Lot No.	Sq. Ft. of ≤60mpi soil	Sq. Ft. of 75mpi soil	Total Soil Area
1	–	12,787	12,787
2	7,845	1,790	9,635
3	–	16,318	16,318
4	4,235	9,944	14,179
5	3,275	10,815	14,090
6	–	21,218	21,218
7	–	19,710	19,710

PLAT NOTES

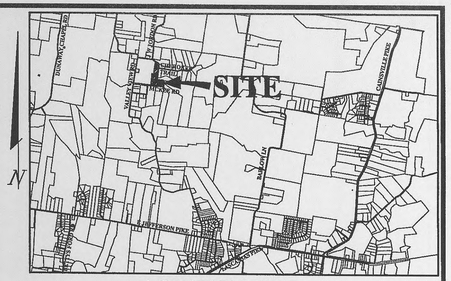
1. The purpose of this plat is to create 7 residential lots.
2. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent 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 aboveground 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 builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, 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.
7. The soil types and locations shown hereon are taken from soils maps provided by Randy Dickerson, dated 08-07-14 and 09-17-14 . The local health authority maintains a copy of the soils maps and has reviewed this final plat for conformance with same. Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
8. 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.
9. 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.
10. All surrounding parcels are zoned RL per the Rutherford County Regional Planning Commision (R.C.R.P.C.).
11. This development must comply with the Stream Buffer requirements of the Rutherford County Stormwater Ordinance.
12. High Water Line (HWL) Elevations were derived from USGS Topographic Maps application of USGS Regression Equations, and field run elevations of the creek bed. Pad elevations are one foot higher than the applicable derived HWL elevations.
13. Per the R.C.R.P.C., residential sprinkler systems will be required on each lot.
14. Per the R.C.R.P.C., a mandatory owners association is required as a condition of approval in order to meet obligations established by the Developer. The common areas shown on the subdivision shall be the responsibility of the Owners Association to maintain. The Owners Association must be responsible for the mai tenance of all common elements including stormwater management areas and landscaped medians.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	64°59'16"	40.59	46.04	43.61	N53°26'40"E
C2	6°19'12"	836.56	92.28	92.23	N06°32'01"E
C3	4°21'27"	836.56	63.62	63.61	N01°11'41"E
C4	56°29'49"	40.00	39.44	37.86	N36°21'46"W
C5	49°50'47"	160.03	139.22	134.87	N18°10'33"W
C6	1°48'49"	1137.43	36.00	36.00	S59°19'59"E

LINE TABLE

LINE	LENGTH	BEARING
L1	43.51	S07°34'56"E
L2	69.27	S79°30'57"E
L3	49.24	S80°26'31"E
L4	67.14	S80°26'31"E
L5	60.52	S06°42'33"E
L6	56.14	S02°03'58"W
L7	20.92	S06°48'17"W
L8	18.15	S34°08'38"E
L9	69.59	S34°08'38"E
L10	38.81	S36°42'53"E
L11	30.74	S45°18'01"E
L12	48.78	S54°38'05"E
L13	7.76	S08°27'49"W
L14	58.99	S83°40'50"E
L15	70.00	S85°38'31"E
L16	35.31	S64°09'50"E
L17	64.43	S64°09'50"E



LOCATION MAP
N.T.S.

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.

Date — Lewis Perry
Record Book 1319, Page 1121

Betsy Perry

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.

9-23-2015 — Richard H. Stem Jr.
Date — Richard H. Stem, Jr., Tenn. RLS 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

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 WATER SYSTEMS
I hereby certify that the subdivision plat entitled "Section I – Hall Farm Subdivision" has been approved by the engineers for 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 OF RUTHERFORD COUNTY

RESIDENTIAL FIRE SPRINKLER CERTIFICATE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY
Consolidated Utility District can adequately service the development of "Section I – Hall Farm Subdivision" for domestic water service. Adequate fire protection cannot be obtained through fire hydrants to be installed and Rutherford County requires all occupied structures, including detached garages constructed within this development be protected by independent fire sprinkler systems. Installation criteria from the State Fire Marshall's Office and Consolidated Utility District must be met. Inspection and approval of each structure constructed will be completed by the local building code authority with jurisdiction. Residential fire sprinkler system will require a one inch meter installation.

Date — CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

RECEIVED SEP 23 2015

N
W STATE PLANE E
S

7 Lots = 12.77± Acres

0 100' 200'

LEGEND FOR MONUMENTS
○ IRON PIN SET (1/2" rebar; H-S ENGR)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.

OWNER: Lewis Perry, et ux
Betsy Perry
ADDRESS: 3742 Lascassas Pike
Murfreesboro, TN 37130

Tax Map 38, Part of Parcel 35.00
Reccord Book 1319, Page 1121

THESE LOTS ARE NOT INCLUDED IN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470165, PANELS 0154H & 0158H, ZONE: X, DATED: JANUARY 05, 2007.

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 AGRICULTURE TENNESSEE NO. 1637 9-23-15

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

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

Final Plat – Section I
HALL FARM SUBDIVISION

15th Civil District of Rutherford County, Tennessee

Date: January, 2015	Scale: 1"=100'	Sheet 1 of 1