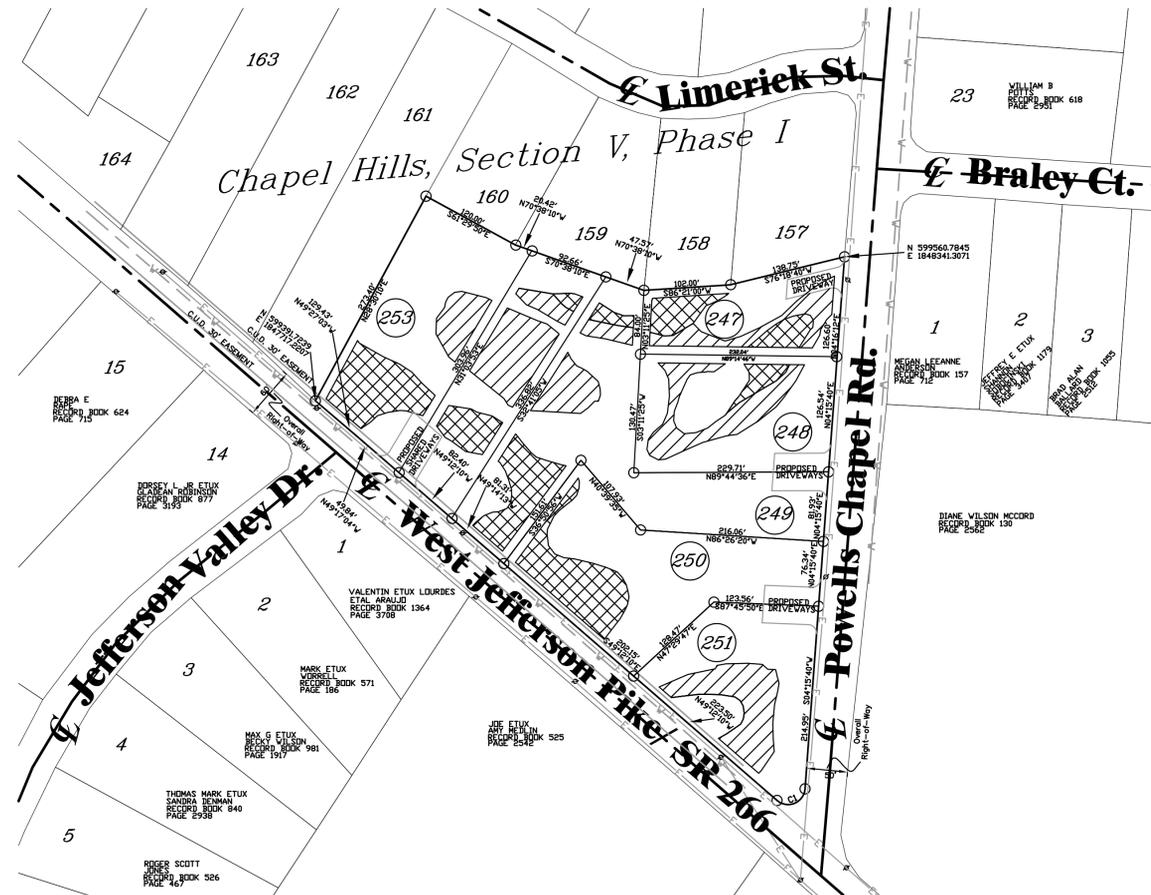
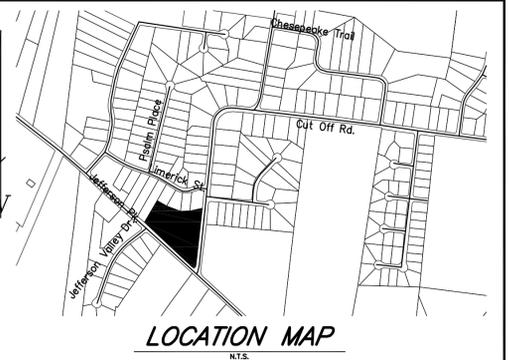


Lot	Square Footage	Acres ±
247	21,165.20	0.49
248	31,688.30	0.73
249	52,002.24	1.27
250	42,353.41	0.98
251	32,162.39	0.74
252	27,527.59	0.63
253	38,367.71	0.88

CURVE TABLE		
CURVE	LENGTH	RADIUS
CI	44.17	20.00



- PLAT NOTES**
- The purpose of this plat is to create new lots.
  - 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.
  - 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.
  - 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.
  - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
  - 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.
  - The soil types and locations shown hereon are taken from soils maps provided by Sandy Alderson, dated 11-19-87. 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.
  - 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.
  - 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.
  - All surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
  - Each lot will be required to install a rain garden or similar best management practice to meet the county's stormwater requirements due to the addition of a house and drive on each lot, and to record a long-term maintenance agreement.
  - The builder on each lot must submit a grading plan for the lot to the Rutherford County Engineering Department prior to issuance of a building permit for each lot.
  - Ultimate drainage to east fork of Stones River.
  - Lots 252 and 253 requires TOD driveway permit.
  - Lots 247-249 water service will be served from Powells Chapel Road and lots 250-253 will be served from W. Jefferson Pike.



**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 \_\_\_\_\_ CHAPEL HILLS DEVELOPMENT COMPANY  
 Record Book 615, Page 853

**Certificate of Accuracy**  
 I hereby certify that the plan shown and described hereon is a 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 County Engineer.

Date \_\_\_\_\_ Surveyor \_\_\_\_\_  
 Tennessee Reg. No. \_\_\_\_\_

**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 "FINAL PLAT- SECTION VIII PHASE I CHAPEL HILLS" 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 "FINAL PLAT- SECTION VIII PHASE I CHAPEL HILLS" 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

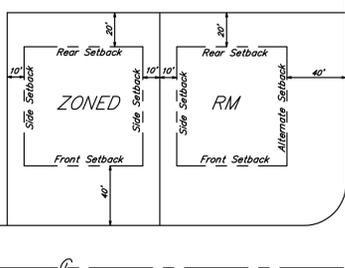
Date \_\_\_\_\_ T.D.E.C. / D.W.R.

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

- Any cutting or filling after \_\_\_\_\_ may render lots unsuitable for subsurface sewage disposal.
- All lots are approved for up to a \_\_\_\_\_ bedroom residence.
- All shaded soil areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.



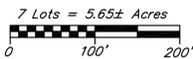
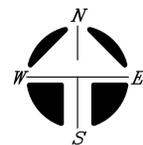
**ZONING: RM = Medium Density Residential**  
 (Minimum Lot Size = 15,000 Square Feet)  
 FRONT SETBACK: 40'  
 SIDE SETBACK: 10'  
 REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL

Lot	≤ 60 MPI	75 MPI	TOTAL
247	6015.1 SF	4395.3 SF	10410.4 SF
248	6620.6 SF	1358.1 SF	7978.7 SF
249	4408.1 SF	6245.5 SF	10653.6 SF
250	0 SF	8031.5 SF	8031.5 SF
251	10308.7 SF	0 SF	10308.7 SF
252	7718.3 SF	3213.4 SF	10931.7 SF
253	3077.1 SF	7129.9 SF	10207.0 SF

DRIVEWAY CULVERT SIZE	
Lot	CULVERT SIZE
247	24"
248	24"
249	24"
250	24"
251	24"
252	30"
253	30"



- LEGEND FOR MONUMENTS**
- IRON PIN SET
  - 1/2" IRON H-S ENGR
  - IPF IRON PIN FND.
  - RAILROAD SPIKE
  - FENCE
  - SURVEY POINT
  - NAIL
  - CONC. MARKER FND.

OWNER: CHAPEL HILLS DEVELOPMENT COMPANY  
 ADDRESS: 1634 WEXFORD DR  
 Murfreesboro, TN 37129

Tax Map 25, Parcel 20.04  
 Record Book 615, Page 853

THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 47149C01.31H AND COMMUNITY MAP 47149C01.32H ZONE: X, DATED: JANUARY 05, 2007.

I hereby certify that this is a Category "1" 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.



**HUDDLESTON-STEELE ENGINEERING**  
 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 VIII**  
**CHAPEL HILLS**  
 5th Civil District of Rutherford County, Tennessee  
 Date: JULY 2016 Scale: 1"=100' Sheet 1 of 1