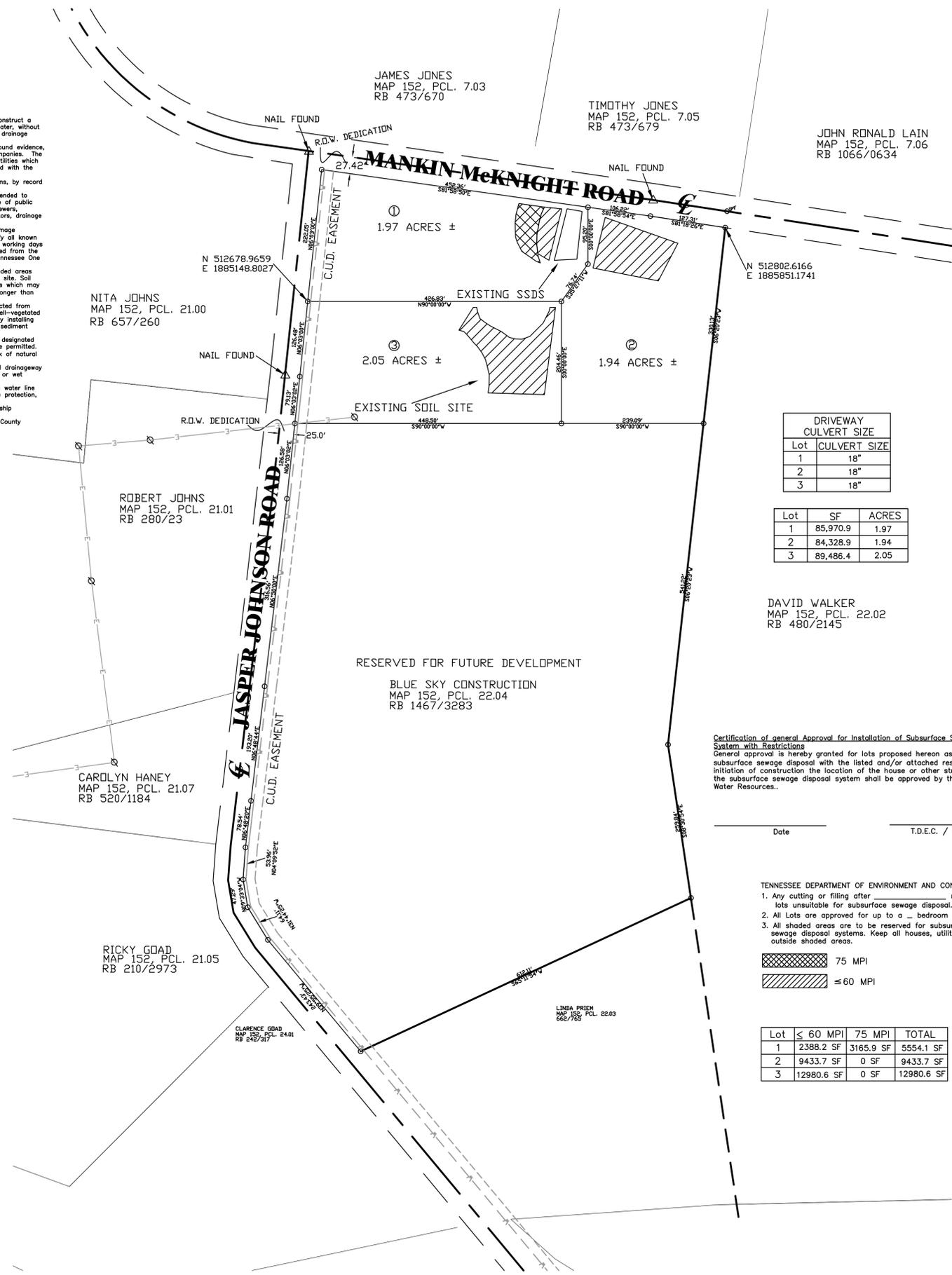


PLAT NOTES

- The purpose of this plat is to create Lots 1, 2, & 3, as shown.
- 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 the structure to the drainage system constructed by the subdivision developer.
- 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.
- 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 shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage systems, including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- 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.
- 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.
- Areas within subdivision defined as floodway or sinkholes shall be designated conservation easements and no structures, fill, or building shall be permitted. Conservation Easement to be an average of 60' from top of bank of natural waterway, and is to be undisturbed during construction.
- No fill material, rubbish, or building may be placed in any natural drainage way such as streambeds, sinkholes, underground streams or channels, or wet weather streambeds or floodways.
- 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.
- Electric lines to be designed by Middle Tennessee Electric Membership Corporation.
- This and all surrounding properties are ZONED RM per Rutherford County Regional Planning Commission.



NITA JOHNS
MAP 152, PCL. 21.00
RB 657/260

ROBERT JOHNS
MAP 152, PCL. 21.01
RB 280/23

CARDLYN HANEY
MAP 152, PCL. 21.07
RB 520/1184

RICKY GOAD
MAP 152, PCL. 21.05
RB 210/2973

CLARENCE GOAD
MAP 152, PCL. 24.01
RB 242/217

LINDA PRIEH
MAP 152, PCL. 22.03
662/765

RESERVED FOR FUTURE DEVELOPMENT
BLUE SKY CONSTRUCTION
MAP 152, PCL. 22.04
RB 1467/3283

DRIVEWAY CULVERT SIZE	
Lot	CULVERT SIZE
1	18"
2	18"
3	18"

Lot	SF	ACRES
1	85,970.9	1.97
2	84,328.9	1.94
3	89,486.4	2.05

DAVID WALKER
MAP 152, PCL. 22.02
RB 480/2145

Certification of general Approval for Installation of Subsurface Sewage Disposal System 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 and plans for the subsurface sewage disposal system shall be approved by the TDEC Division of Water Resources.

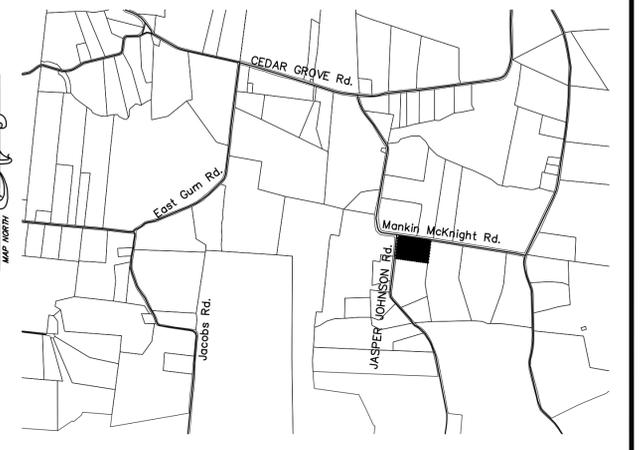
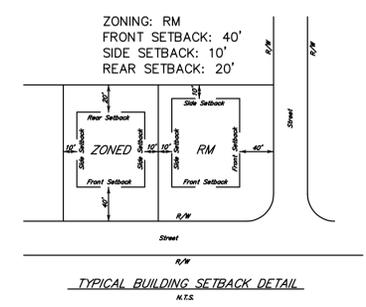
Date _____ T.D.E.C. / D.W.R.

- 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 areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.

75 MPI
≅ 60 MPI

Lot	≤ 60 MPI	75 MPI	TOTAL
1	2388.2 SF	3165.9 SF	5554.1 SF
2	9433.7 SF	0 SF	9433.7 SF
3	12980.6 SF	0 SF	12980.6 SF

PLUS EXISTING SSDS



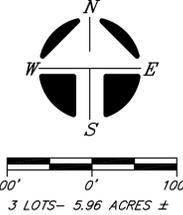
CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Date _____ BLUE SKY CONSTRUCTION
Record Book: 515
Page: 680

FINAL PLAT FIRE SPRINKLER
Residential Fire Sprinkler Certificate Consolidated Utility District of Rutherford County Consolidated Utility District can adequately serve the development of MANKIN MCKNIGHT ROAD, Lots 1, 2, and 3 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 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 systems will require a one inch meter installation.

Date _____ Consolidated Utility District Official

- LEGEND FOR MONUMENTS**
IPS ○ IRON PIN SET
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
— FENCE
● SURVEY POINT
▲ NAIL
■ CONC. MARKER FND.



OWNER: BLUE SKY CONSTRUCTION INC.
ADDRESS: 6 PUBLIC SQUARE NORTH
MURFREESBORO, TN 37130
Tax Map 152, Parcel 22.01
Record Book 515, Page 680

THIS PROPERTY IS NOT INCLUDED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 47749C0410H DATED: 01/05/07

CERTIFICATE OF ACCURACY - I hereby certify that this is a category "1" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.

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 WATER

I hereby certify that the subdivision plat entitled "FINAL PLAT, MANKIN MCKNIGHT RD." 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 _____ OFFICIAL, CONSOLIDATED UTILITY DISTRICT 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, By-laws, Policy Bulletins and Operational Bulletins of MTEMC. No electric service will be provided until MTEMC's requirements have been met.

Date _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

Certification of general Approval for Installation of Subsurface Sewage Disposal System 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 and plans for the subsurface sewage disposal system shall be approved by the TDEC Division of Water Resources.

Date _____ T.D.E.C. / D.W.R.
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

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



FINAL PLAT
MANKIN MCKNIGHT RD
LOTS 1, 2, & 3
24TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN
Date: JUNE, 2016 Scale: 1"=100' SH: 1 OF 1