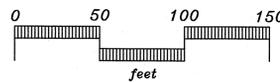


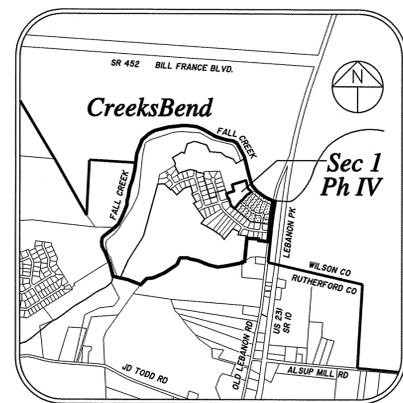
GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 6 SINGLE FAMILY LOTS, AND 1 COMMON AREA LOT.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO CONTROL MONUMENT UG02-615, (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY WITHIN A 100 YEAR FLOOD HAZARD AREA, BASED ON A F.E.M.A. LETTER OF MAP REVISION DATED NOVEMBER 15, 2009 AFFECTING FIRM MAP NO. 4749C0063 H, DATED JANUARY 5, 2007.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- 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.
- THE SOILS MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE OCCUPANCY. THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ADEQUATE.
- 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 THE 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 SHALL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PRE-ERECTED A WELL-VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF THE LAND DISTURBANCE; BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT BARRIERS, FILTERS OR DICES, OR SEDIMENT BASINS; OR BY A COMBINATION OF SUCH MEASURES.
- NO FILL MATERIAL, RUBBISH, OR BUILDING MAY BE PLACED IN ANY NATURAL DRAINAGE WAY, SUCH AS STREAM BEDS, SINKHOLES, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAM BEDS OR FLOODWAYS.
- PUBLIC UTILITY EASEMENTS, P AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE WAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE DYES, 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 (3) 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 1-800-351-3111.
- PROPERTY IS CURRENTLY ZONED RM. ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED RM.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 40 FT. / SIDE = 10 FT. / REAR = 20 FT.
- A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A DECENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL ALL HOMES ARE BUILT AND 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 SEPTIC TANK EASEMENT DETAIL.
- SEPTIC TANKS SHALL BE SET ONLY AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED YARD GRADE AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 26 INCHES HIGH FROM THE TOP OF THE TANK.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
- THE 20 FT. PUBLIC UTILITY EASEMENTS SHOWN ADJACENT TO ALL PUBLIC RIGHT-OF-WAY ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITY COMPANIES SUCH AS MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, AT&T TELECOMMUNICATIONS, CONSOLIDATED UTILITY DISTRICT, CABLE TELEVISION COMPANIES, NATURAL GAS COMPANIES, AND OTHERS.
- THE REQUIRED STREAM BUFFER AREA ALONG FALL CREEK SHALL CONFORM TO ALL LIMITATION AND RESTRICTIONS AS SET FORTH UNDER THE RUTHERFORD COUNTY STORMWATER ORDINANCE.
- ALL LOTS IN CREEKS BEND SUBDIVISION ARE SUBJECT TO ANY REQUIREMENTS OR RESTRICTIONS OF THE HOMEOWNERS ASSOCIATION, WHICH INCLUDES MAINTENANCE OF ANY COMMON AREAS AND STORMWATER DETENTION AREAS. THE CREEKS BEND HOMEOWNERS ASSOCIATION'S RESTRICTIVE COVENANTS AND CONDITIONS ARE RECORDED IN RECORD BOOK 828, PAGE 2263, R.O.R.C. TN, AND AMENDED IN RECORD BOOK 857, PAGE 339, RECORD BOOK 884, PAGE 2737, RECORD BOOK 977, PAGE 1754, AND RECORD BOOK 958, PAGE 3564.
- THIS PLAT WILL REQUIRE A WAIVER FROM THE FIRE HYDRANT REQUIREMENTS AND RESIDENTIAL SPRINKLER SYSTEMS WILL BE REQUIRED FOR EACH HOME BUILT, CONSISTENT WITH OTHER SECTIONS APPROVED FOR THIS DEVELOPMENT.
- LOTS WITH MORE THAN TWO FEET OF FILL WILL REQUIRE A GEOTECHNICAL REPORT SUBMITTED TO THE COUNTY PRIOR TO OBTAINING A BUILDING PERMITS.



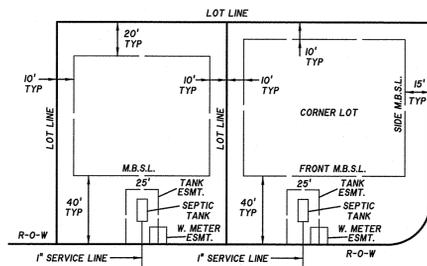
LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- W — WATER LINE W/FIRE HYD.
- 2"FM — STEP SYSTEM FORCE MAIN
- R.O.R.C.T. REGISTERS OFFICE, RUTHERFORD COUNTY, TENNESSEE
- R.O.W.C.T. REGISTERS OFFICE, WILSON COUNTY, TENNESSEE



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CH. DIST.
C1	141°17'45"	350.00'	87.33'	S 39°10'00" E	87.10'
C2	74°52'56"	25.00'	32.67'	S 69°27'37" E	30.40'
C3	90°00'00"	25.00'	39.27'	S 20°05'55" W	35.36'
C4	29°24'49"	300.00'	154.01'	N 31°36'29" W	152.52'
C5	2°33'22"	300.00'	13.38'	N 47°53'54" W	13.38'



- SEPTIC TANK IS 6" X 13"
- TANK EASEMENT SHALL EXTEND 10 FT. MINIMUM BEYOND PLACEMENT OF TANK IN FIELD.
- WATER METER TO BE 10' FROM SEPTIC TANK.

MINIMUM BUILDING SETBACKS & SEPTIC TANK EASEMENT DETAIL N.T.S.

LOT AREAS

LOT AREA TABLE

LOT	SQ. FT.	ACRES
74	27,855	0.64
75	20,848	0.48
76	20,936	0.48
77	21,005	0.48
98	20,506	0.47
99	27,024	0.62
Total	138,272	3.18

BENCHMARK
CITY OF MURFREESBORO
URBAN GROWTH BOUNDARY
MONUMENT NO. UG02-615
ELEV-549.76

OWNER/DEVELOPER:
SILVERHILL PARTNERS, LLC
CONTACT: JOHN T. HOLLOWAY
107 VIRGINIA AVENUE
MURFREESBORO, TN 37130
DEED REFERENCE:
PROPERTY MAP 22, P/O PARCEL 1.04
RECORD BOOK 731, PG. 3366, R.O.R.C.
SITE DATA:
TOTAL AREA = 3.83 ACRES
NO. OF LOTS = 6
AREA IN RIGHT-OF-WAY = 0.65 ACRES
MINIMUM LOT SIZE = 15,000 SQ.FT.
ZONING = RM

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: _____
RECORD BOOK 731, PAGE 3366
JOHN T. HOLLOWAY, MEMBER
SILVERHILL PARTNERS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

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. THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1/10,000 OR GREATER, AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.

SEC. INC. DATE: 6-12-16 *David A. Parker*
REGISTERED SURVEYOR
TENN. R.L.S. NO. 2381

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "CREEKS BEND, SECTION I, PHASE 4" 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
OF RUTHERFORD COUNTY

CERTIFICATION OF APPROVAL OF SEWER S.T.E.P. SYSTEM

I HEREBY CERTIFY THAT THIS PLAT ENTITLED "CREEKS BEND, SECTION I, PHASE 4" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT FOR REVIEW. CONNECTION TO THE EXISTING SEPTIC TANK EFFLUENT PUMP (S.T.E.P.) SYSTEM SHALL MEET CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY'S SPECIFICATIONS. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY CONSOLIDATED UTILITY DISTRICT.

DATE: _____
CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY

RESIDENTIAL FIRE SPRINKLER CERTIFICATE

CONSOLIDATED UTILITY DISTRICT CAN ADEQUATELY SERVE THE DEVELOPMENT OF "CREEKS BEND, SECTION I, PHASE 4" FOR DOMESTIC WATER SERVICE. ADEQUATE FIRE PROTECTION CAN NOT BE OBTAINED THROUGH FIRE HYDRANTS TO BE INSTALLED AND RUTHERFORD COUNTY REQUIRES ALL OCCUPIED STRUCTURES, INCLUDING LIVING AREAS WITHIN DETACHED STRUCTURES, 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 SYSTEMS WILL REQUIRE A ONE INCH METER INSTALLATION.

DATE: _____
CONSOLIDATED UTILITY DISTRICT
OF RUTHERFORD COUNTY

CERTIFICATE FOR APPROVAL OF 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 SET FORTH IN THE RULES AND REGULATIONS, BY-LAWS, 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 WEB SITE 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: _____
AUTHORIZED MTEMC OFFICIAL

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 RUTHERFORD COUNTY REGISTER.

DATE: _____
SECRETARY, PLANNING COMMISSION

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

FINAL PLAT

**Section I, Phase IV
CreeksBend
SUBDIVISION**

5th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 08258 DATE: 8-5-16 FILE: CB SEC1 PH4 DRAWN BY: ACAD/ATS SCALE: 1" = 50' SHEET 1 OF 1
REVISED: 8-12-16