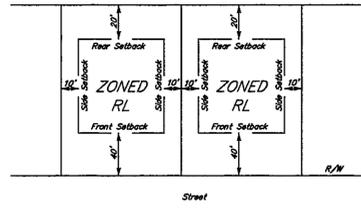
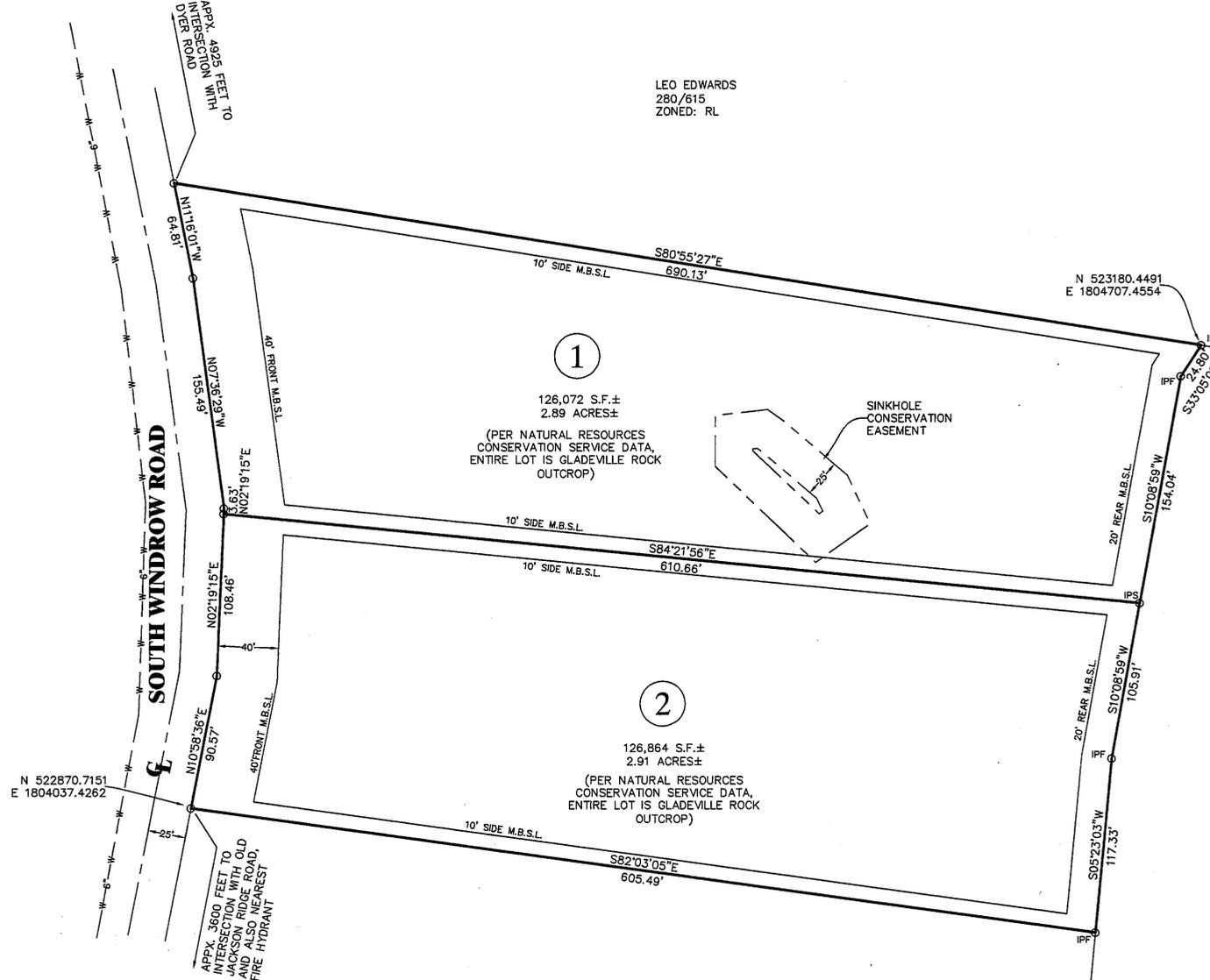
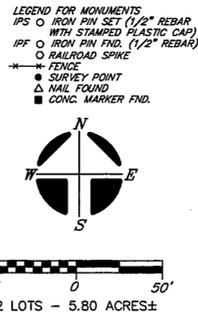


ZONING: RL
 FRONT SETBACK: 40'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
 N.T.S.



LEO EDWARDS
 280/615
 ZONED: RL

ROBERT GIBSON
 RB1083/2689
 ZONED: RL

MARTINIANO GARCIA
 RB515/829
 ZONED: RL

NOTE: ALL LOTS SHALL HAVE ADEQUATE AREA FOR THE INSTALLATION OF AN APPROVED SEPTIC SYSTEM ON SITE AND SHALL NOT RELY ON AN EASEMENT FROM ADJOINING PROPERTY FOR SEWAGE. OWNERS PLAN TO USE RECIPROCATING WETLANDS IN CONJUNCTION WITH T.V.A. TO TREAT SEWAGE.

LOTS	M.F.E.	M.P.E.	DRIVEWAY CULVERT SIZE
1	784	781	18"RCP
2	784	781	18"RCP

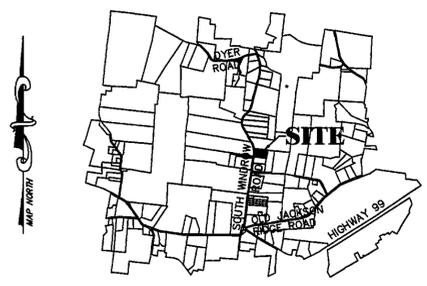
- PLAT NOTES:**
- It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from the structure to the drainage system constructed by the subdivision developer.
 - Parcels may be subject to additional assessments, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage assessments where shown hereon are intended to indicate an assessment for construction, operation, and maintenance of public utilities and drainages, including, but not limited to, sanitary sewers, stormwater, 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. The soil types and locations shown hereon are taken from a soils map provided by N/A, dated N/A. The local health authority maintains a copy of the soils map 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 90 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 on floodway or sinkholes shall be designated conservation easements and no structures, fill, or building shall be permitted.
 - 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.

- NOTES:**
- 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 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.

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE OVERALL TRACT INTO TWO HOUSE LOTS. LOTS WILL USE RECIPROCATING WETLANDS IN CONJUNCTION WITH T.V.A. TO TREAT SOLID WASTE.

I hereby certify that a portion of this is a Category "T" 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.

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



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: _____
 MARTIN RHODES
 Record Book: 1395
 Page: 2786
 DONALD SCHUBERT

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 "MINOR PLAT, RHODES AND SCHUBERT SUBDIVISION, SOUTH WINDROW ROAD," 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

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 Rutherford County Health Department.

Date: _____
 TDEC / DWR

CERTIFICATE OF ELECTRICAL SERVICE
 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 plot 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 Accuracy
 I hereby certify that this is a category "T" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.

Date: 9/21/16
 1630
 Tennessee Reg. No. _____
 Surveyor



MINOR PLAT
RHODES & SCHUBERT
 SUBDIVISION
 SOUTH WINDROW ROAD
 20TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
 DATE: SEPTEMBER, 2016 SCALE 1"=50' SH. 1 OF 1

OWNER: MARTIN RHODES AND DONALD SCHUBERT
 ADDRESS: 1828 CASON TRAIL, MURFREESBORO, TN 37128
 TAX MAP: 139 PARCEL: 2.03
 FLOOD MAP PANEL: 47149C 0245 H. ZONE: X
 FLOOD MAP DATED: JANUARY 05, 2007