

PLAT NOTES

- The purpose of this plat is to create a minor plat Lot 1, GREGORY FARMS One Lot Subdivision.
- 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 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 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.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- The soil types and locations shown hereon were provided by Randy Dickerson, dated 2-22-2016. The local health authority maintains a copy of the soils maps and has reviewed the final plat for conformance with same. Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
- All surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.).

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS 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(s) and plans for the subsurface sewage disposal system shall be approved by the local health authority.

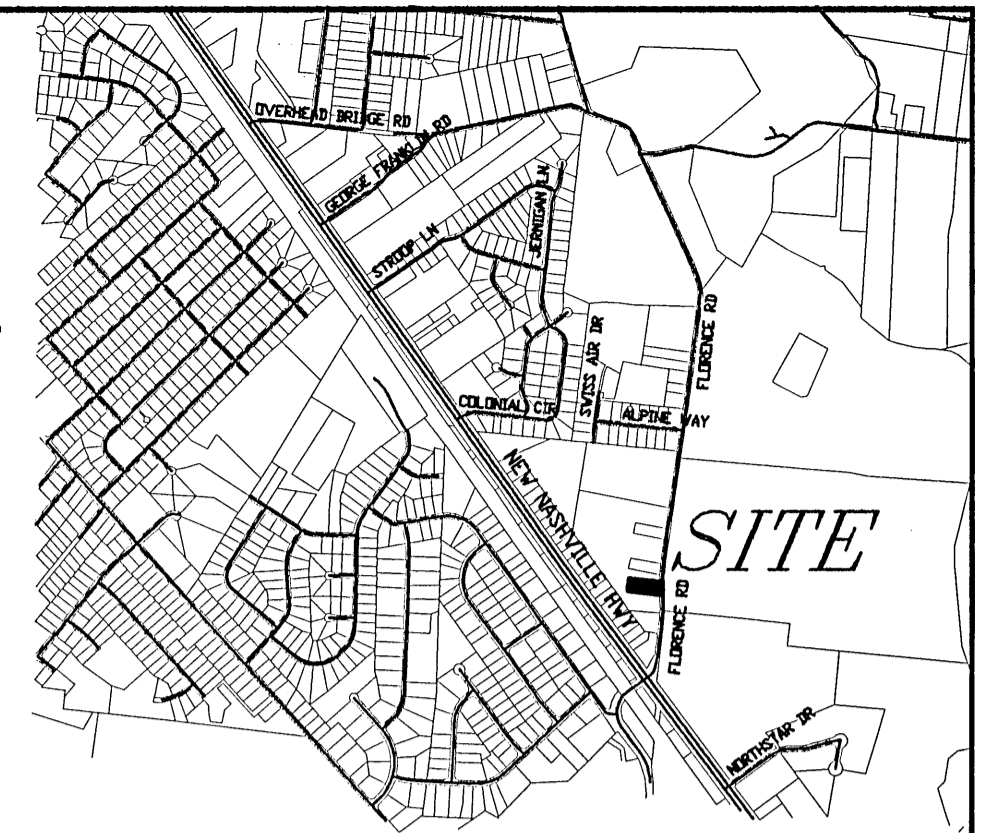
Date _____ TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF GROUND WATER PROTECTION

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

- Any cutting or filling after _____ may render lots unsuitable for subsurface sewage disposal.
- Lot 1 is approved for up to _____ bedroom residence.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.

 60 or 45 MPI

SOILS AREAS		
LOT	60 MPI	TOTAL
1	14,806 S.F.	14,806 S.F.



LOCATION MAP
N.T.S.

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.

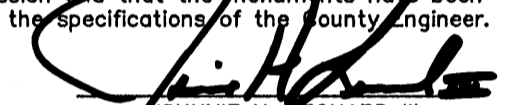
Deed Book 336, Page 471

Date _____ Orma Gregory

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.

7-21-17
Date


JOHNNIE H. LEONARD III
Tenn. RLS No. 2189

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I hereby certify that the subdivision plat entitled Minor Plat Lot 1, GREGORY FARMS One Lot Subdivision 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 Official 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, 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 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

DATE OF RECORDING: _____

TIME OF RECORDING: _____

PLAT BOOK: _____, PAGE: _____

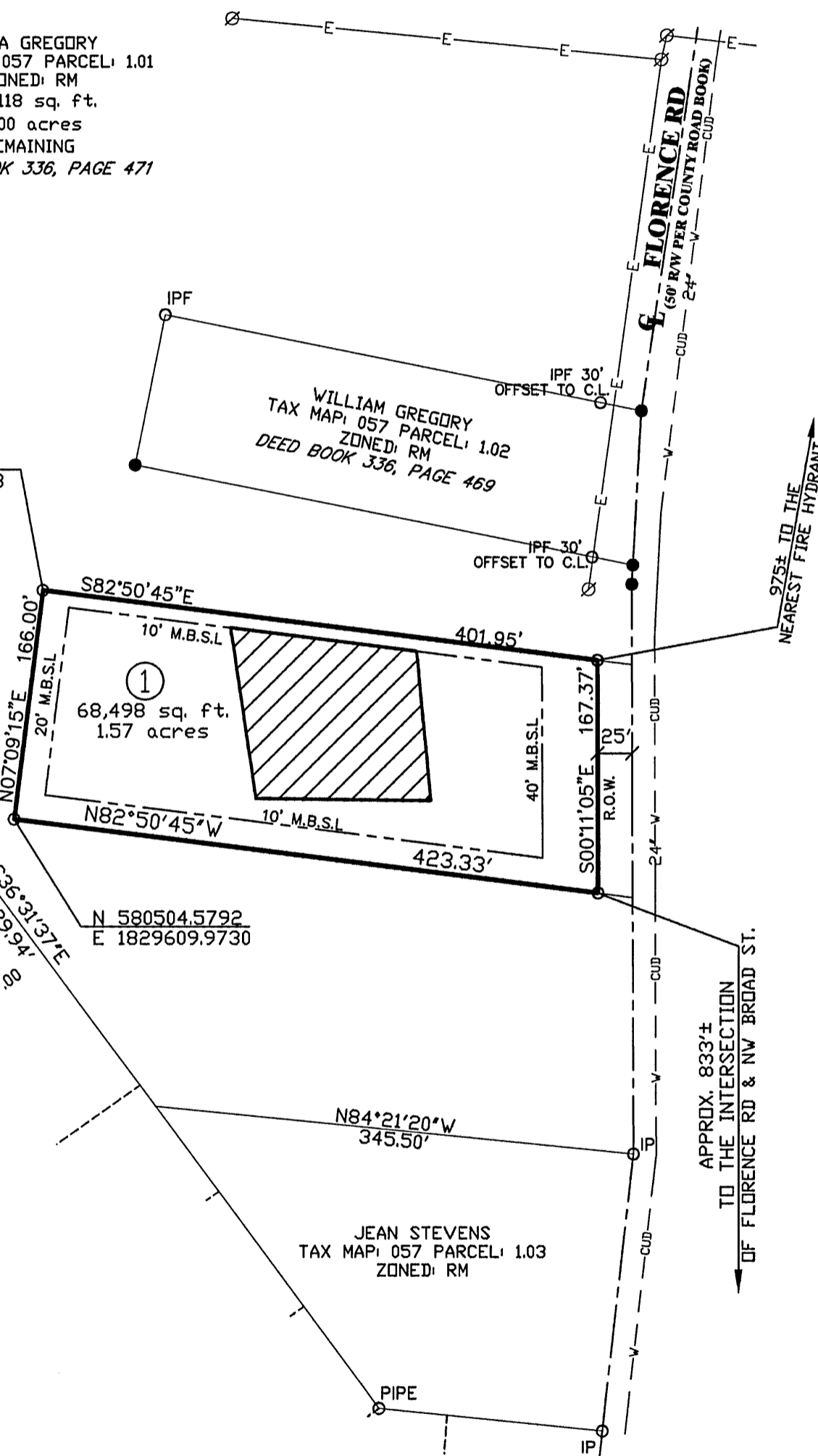
MINOR PLAT
LOT 1

GREGORY FARMS
ONE LOT SUBDIVISION

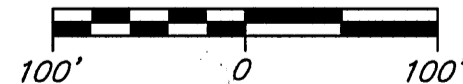
6th Civil District of Rutherford County, Tennessee

Date: JULY 2017 Scale: 1"=100' Sheet 1 of 1

ORMA GREGORY
TAX MAP: 057 PARCEL: 1.01
ZONED: RM
809,118 sq. ft.
17.00 acres
REMAINING
DEED BOOK 336, PAGE 471



1 Lot = 1.57 Ac.± or 68,498 S.F.



- LEGEND**
- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
 - IPF ○ IRON PIN FND.
 - SURVEY POINT
 - △ NAIL
 - E- ELECTRIC LINE
 - * FENCE
 - TOP OF BANK

OWNER: ORMA GREGORY
ADDRESS: 5107 FLORENCE RD
MURFREESBORO, TN. 37129
TAX MAP: 57, PART OF PARCEL: 1.01
DEED BOOK 336, PAGE 471

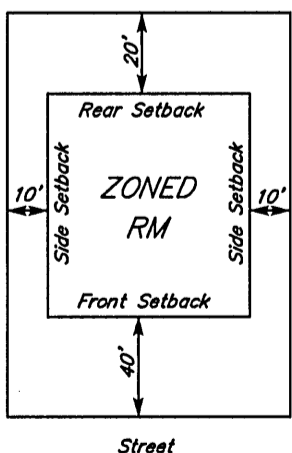
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

CERTIFICATE OF ACCURACY

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.

H. LEONARD III
LICENSED LAND SURVEYOR
TENNESSEE No. 2189
SHUDDLESTON-STEELE ENGINEERING INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 893 - 4084, FAX: 893 - 0080

ZONED: RM
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

THIS PROPERTY IS NOT INCLUDED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470149C0140-18 DATED JAN. 5, 2007, ZONE: X