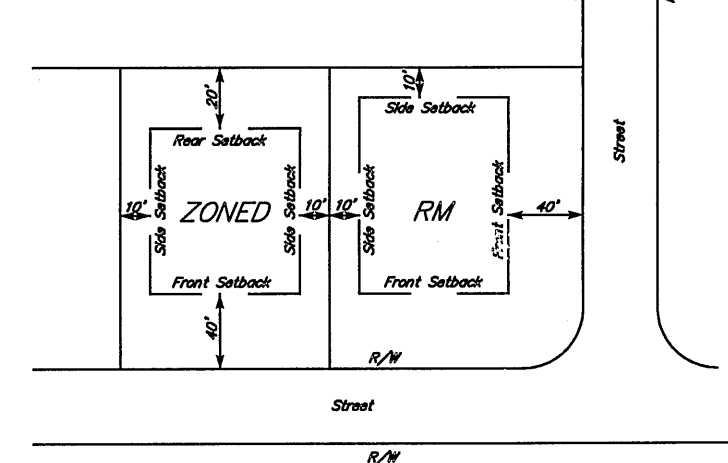


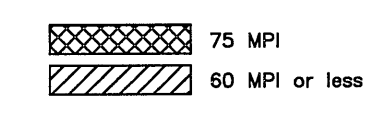
ZONING: RM (MEDIUM DENSITY RESIDENTIAL),
 FRONT SETBACK: 40'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
 N.T.S.

SOIL CHART

LOT	45-60 MPI SF	75 MPI SF	TOTAL	BEDROOMS
6	8243	19331	27,574	
7	8730	21508	30,238	
8	5400	15821	21,221	
9	4760	39249	44,009	
10	4167	24223	28,390	
11	2768	15552	43,230	
12	13477	23094	36,571	
13	8224	9945	18,169	



DRIVEWAY CULVERT-SIZE CHART

LOTS	DRAINAGE PIPE
6-13	14"X23" RCEP

LINE TABLE

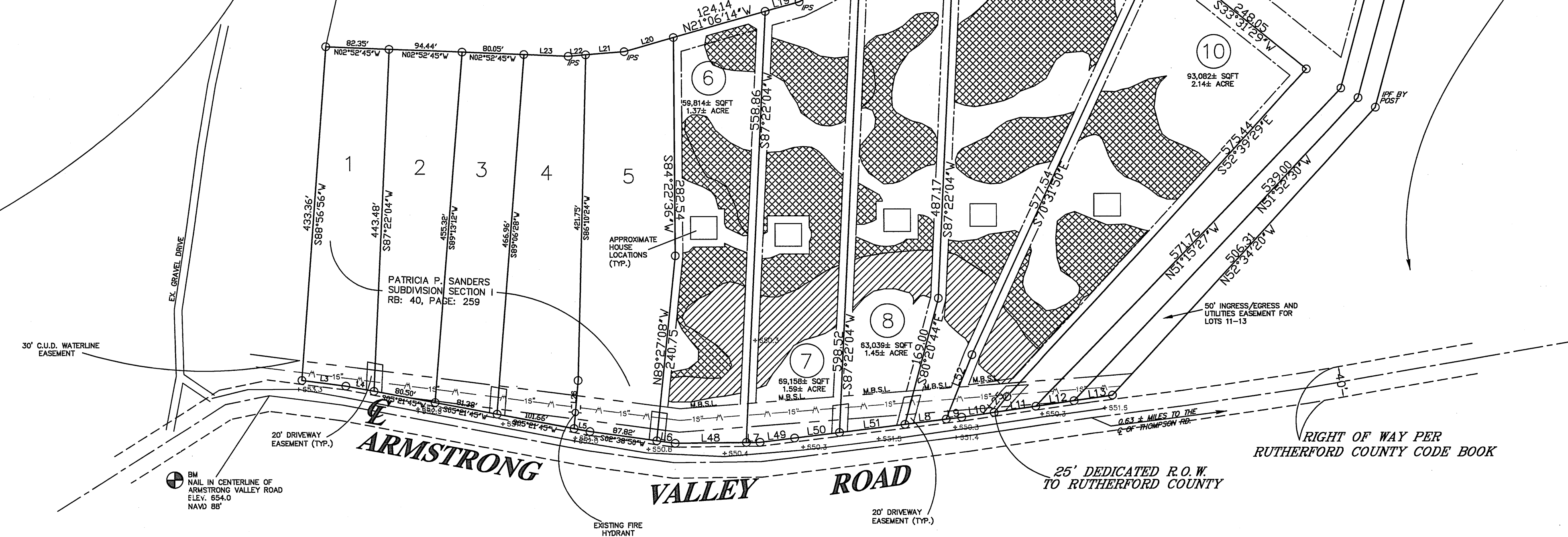
LINE	LENGTH	BEARING
L3	57.61	S02°05'58"W
L4	37.26	S05°21'45"W
L5	20.98	S05°21'45"W
L6	24.08	S02°38'50"W
L7	35.58	S05°52'01"E
L8	53.85	N12°12'33"E
L9	20.42	S12°12'33"E
L10	42.62	S13°26'27"E
L11	51.35	S13°26'27"E
L12	50.01	S13°26'27"E
L13	50.01	S13°26'27"E
L16	15.61	N58°35'25"W
L17	46.07	N32°09'34"W
L18	21.79	N32°09'34"W
L19	64.36	N21°06'14"W
L20	66.61	N21°06'14"W
L21	50.42	N09°56'45"W
L22	22.59	N09°56'45"W
L23	57.73	N02°52'45"W
L25	26.40	S55°45'23"E
L26	62.40	S89°36'11"W
L48	92.53	S05°52'01"E
L49	45.11	S12°12'33"E
L50	58.56	S12°12'33"E
L51	85.22	S12°12'33"E
L52	89.88	S73°09'48"E

PATRICIA P. SANDERS
 335.8 Ac.±
 R.B. 664, PG. 3613
 ZONED AR

OWNER: MICHAEL'S HOMES, LLC/MITCHELL BOWMAN
 ADDRESS: 1980 OLD FORT PARKWAY
 MURFREESBORO, TN. 37129
 TAX MAP: 137, PART OF PARCEL: 1.06
 FLOOD MAP: 47149, C 0265H, PAGE: 3371
 DATED: JAN. 5, 2007 ZONE: X

- LEGEND
- ⊕ Power Pole
 - ⊕ Existing Fire Hydrant
 - ⊕ Proposed Fire Hydrant
 - ⊕ Reducer
 - ⊕ Proposed Gate Valve & Box
 - ⊕ Concrete Thrust Block
 - W— Existing Water Line
 - W— Proposed Water Line
 - S— Existing Sanitary Sewer Line
 - S— Proposed Sanitary Sewer Line
 - ⊕ Existing Manhole
 - ⊕ Proposed Manhole
 - C— Sewer Line Check Dam
 - C— Existing Contours
 - 00.0 Existing Spot Elevations
 - 00.0 Proposed Spot Elevations
 - ⊕ Sitiation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
 - ⊕ Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05
 - E— Existing Telephone & Electric Line
 - UE— Existing Underground Electric Line
 - CMP— Corrugated Metal Pipe
 - RCP— Reinforced Concrete Pipe

N 524104.2870
 E 1828750.5454



LOT	M.P.E.	M.F.E.
9	648.0	650.0
10	648.0	650.0
11	648.0	650.0
12	648.0	650.0
13	648.0	650.0

BASED OFF OF COMPUTED
 100-Yr HIGH WATER LINE

N 525740.6900
 E 1827236.4454
FITZGERALD TERESA A
 D.B. 900, PG. 2544
 ZONED RM

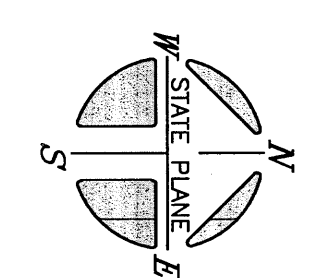
PLAT NOTES

- The purpose of this plat is to create 8 lots for residential use.
- 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 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 drainages; 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.
- The soil types and locations shown hereon are taken from a soils map provided by Sandy Dickerson, dated 12/10/15. The local health authority maintains a copy of the soils map and has reviewed this final plat for conformance with some. 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 80 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 25' from top of bank of natural waterway, and is to be undisturbed.
- No fill material, rubbish, or building may be placed in any natural drainageway 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 and AR per Rutherford County Regional Planning Commission.
- All water meters will be set at Armstrong Valley Road.
- A registered land surveyor will be required to verify MFEs and MFEs with a localized elevation certificate at the foundation, framing, and finished stages of home construction.

Certification of general Approval for Installation of Subsurface Sewage Disposal System with Restrictions
 General approval is hereby granted for proposed lots 6-13 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.

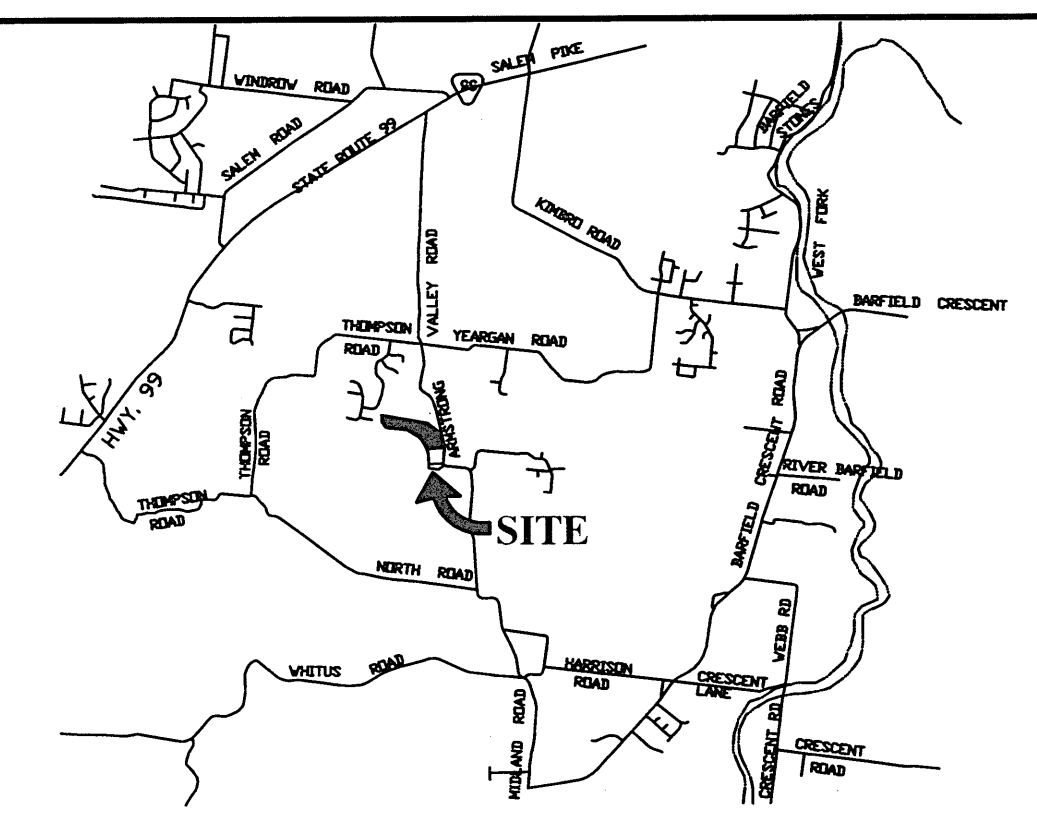
Date _____ T.D.E.C. / D.W.R.

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



8 LOTS - 22.4 ACRES±

- LEGEND FOR MONUMENTS
- ⊕ IRON PIN SET
 - ⊕ IRON PIN FIND.
 - ⊕ RAILROAD SPIKE
 - FENCE
 - ⊕ SURVEY POINT
 - ⊕ NAIL
 - ⊕ CONC. MARKER FIND.



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 _____
 Record Book: 1572 _____ MITCHELL BOWMAN
 Page: 3371

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 11/27/18 _____
 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, PATRICIA P. SANDERS SUBDIVISION, SECTION II" 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

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

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.

WILLIAM H. HUDDLESTON, INC.
 ENGINEERING SURVEYING
 TENNESSEE NO. 0530
 HUDDLESTON-STEELE
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 TELEPHONE: (615)983-4094, FAX: (615)983-0090

FINAL PLAT
SECTION II
PATRICIA P. SANDERS
SUBDIVISION
 12th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
 DATE: NOVEMBER, 2018 SCALE: 1"=100' SH. 1 OF 1