

PLAT NOTES

- The purpose of this plat is to create a 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, as well as 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 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.
- All surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
- Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
- Per Rutherford County Planning and Engineering these lots are known to have localized flooding due to sinkhole backflow.
- This lot will require a critical lot grading plan to be submitted and approved by the County Engineer before building permits are issued.

GLOBAL POSITIONING SYSTEM NOTES
 For boundary and topographic aspects of this survey, RTK (Real-Time Kinematic) GPS data was observed on the 11/21/2017 utilizing a TOPCON Hiper Plus-Model #01-840-01 dual frequency receiver. The grid coordinates of the Fixed Station(s) shown were derived using City of Murfreesboro UGB (Urban Growth Boundary) UGB02-216 referenced to NAD 1983-96, Epoch 1996-01-01, Geoid model EGM96. Positional accuracy of the GPS vectors does not exceed: Horizontal 0.06' Combined Grid Factor: 0.999948483 as shown by the coordinates on the plat

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 TDEC Division of Groundwater Resources.

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

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

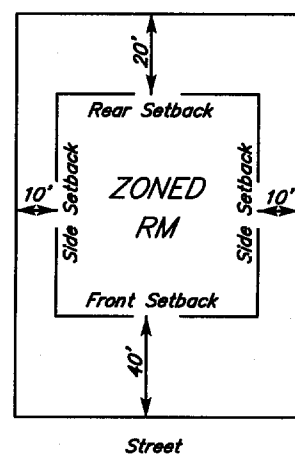
- Any cutting or filling after _____ may render lots unsuitable for subsurface sewage disposal.
- Lot 1 is approved for up to _____ bedroom residence.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.

75 MPI
 60 or 45 MPI

SOILS AREAS			
LOT	60 MPI	75 MPI	TOTAL
1	9,650 S.F.	20,980 S.F.	30,630 S.F.

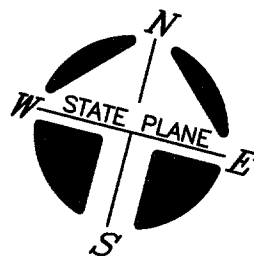
LINE TABLE		
LINE	BEARING	LENGTH
L1	N82°38'58"E	55.12'

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



TYPICAL BUILDING SETBACK DETAIL
 N.T.S.

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



1 LOT - 154,355 S.F. OR 3.54 Ac.±
 0 50 100

- LEGEND**
- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
 - IPF ○ IRON PIN FOUND
 - ⊕ POWER POLE
 - FENCE
 - EXISTING WATER LINE
 - EXISTING ELECTRIC LINE
 - EXISTING TELEPHONE LINE

OWNER: GARY C. BATTLE ETUX MARJORIE L.
 ADDRESS: 3591 SHORES ROAD MURFREESBORO, TN. 37128
 TAX MAP: 93, PART OF PARCEL: 2.07
 DEED BOOK: 408, PAGE: 666
 MAP NUMBER: 47149C0235H
 DATED: JAN. 05, 2007 ZONE: X
 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.

PHILIP G. CHAPMAN
 REGISTERED PROFESSIONAL SURVEYOR
 TENNESSEE No. 2007
 2/21/2019
HUDDLESTON-STEELE ENGINEERING INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 TELEPHONE: 893 - 4084, FAX: 893 - 0080

FINAL MINOR PLAT
GARY BATTLE
ONE LOT SUBDIVISION

7th Civil District of Rutherford County, Tennessee
 Date: February 2019 Scale: 1"=100' Sheet 1 of 1



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.
 Deed Book: 408, Page 666

Date _____ Gary C. Battle
 _____ Marjorie L. Battle

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.
 2/21/2019
 Date _____ Philip G. Chapman
 Tenn. RLS No. 2007

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER
 Middle Tennessee Electric Membership Corporation (MEMC) will provide electric service to the subject property according to the normal operating practices of MEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MEMC website at www.memc.com (collectively the "Requirements"). No electric service will be provided until MEMC's Requirements have been met and approved in writing by an authorized representative of MEMC. Any approval is, at all times, contingent upon continuing compliance with MEMC's requirements.

Date _____ Middle Tennessee Electric Membership Corporation

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS
 I hereby certify that the subdivision plat entitled "Gary Battle 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 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

LOT NUMBER	MIN. DRIVEWAY CULVERT SIZE
1	18"

LOT	MINIMUM PAD ELEVATION	MINIMUM FLOOR ELEVATION
1	610.0	612.0