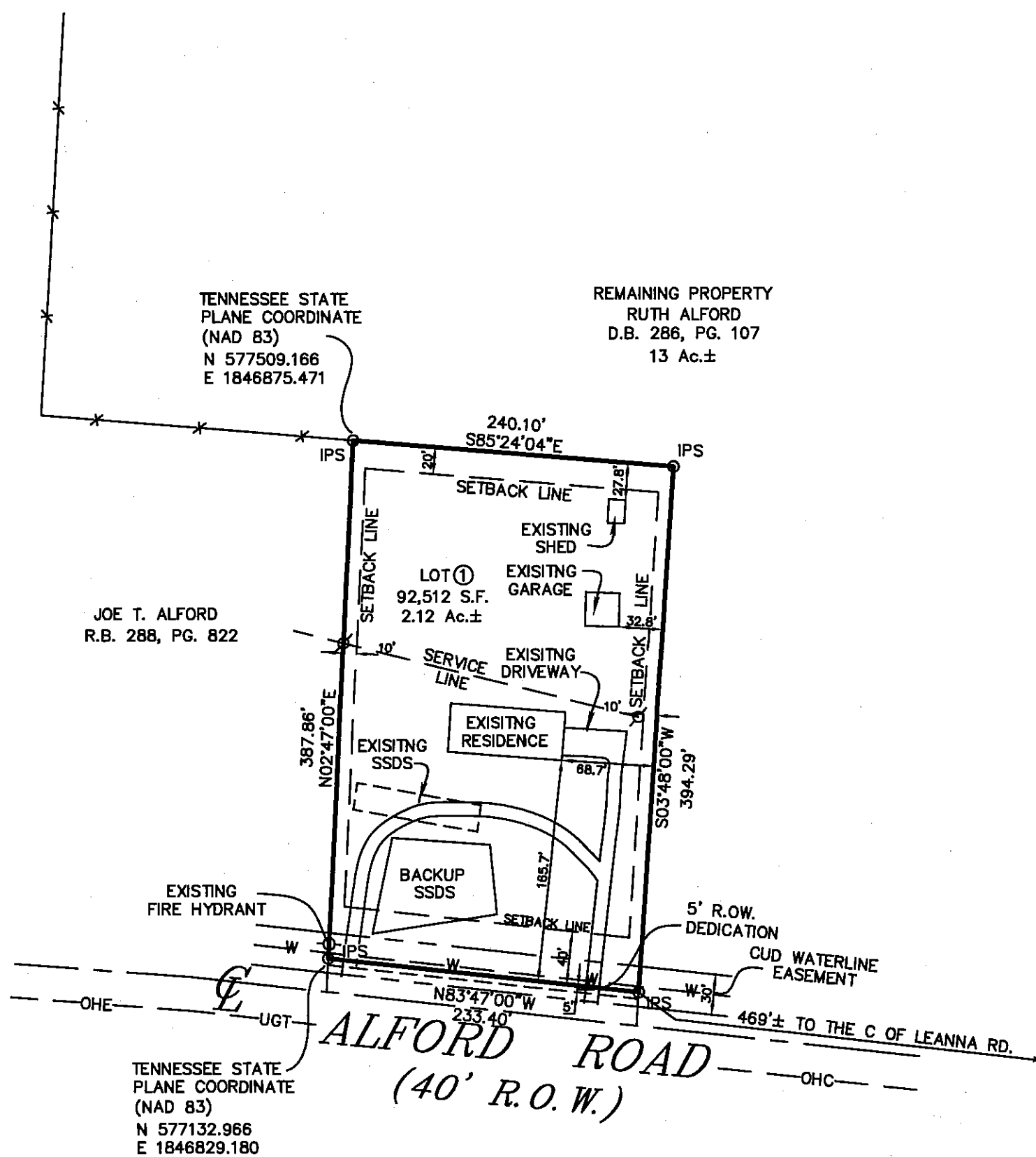
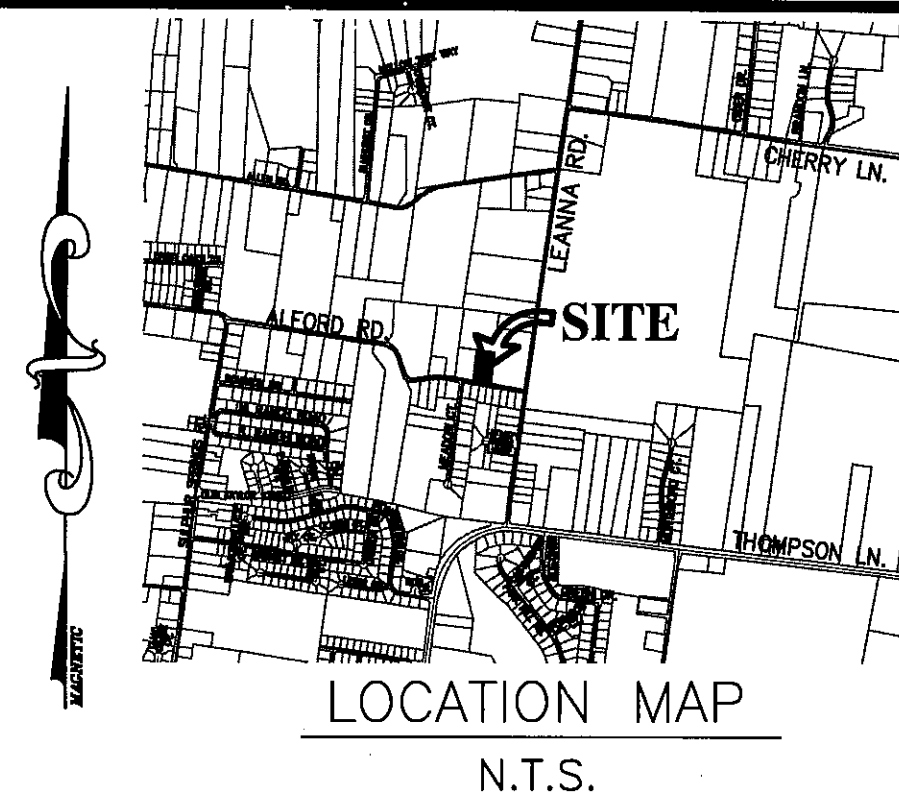


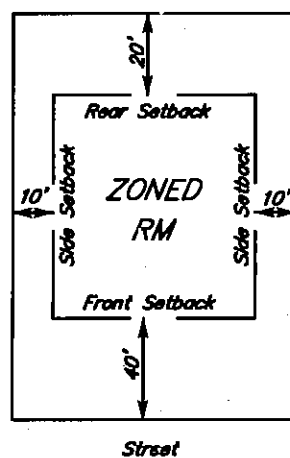
**PLAT NOTES**

1. The purpose of this plat is to create a One Lot Subdivision.
2. 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.
3. Underground utilities shown were located using available above-ground evidence, as well as 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 communicating any work.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
6. 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.
7. All surrounding properties are zoned RM per Rutherford County Regional Planning Commission.
8. Existing SSDS location's taken from sketch map provided by T.D.E.C. dated October 24, 1978.



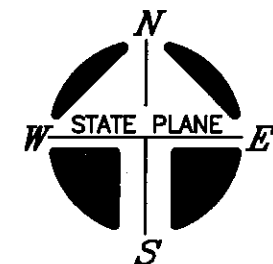
- LEGEND**
- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
  - IPF ○ IRON PIN FND.
  - ⊙ EXISTING POWER POLE
  - W — EXISTING WATER LINE
  - OHE — EXISTING ELECTRIC LINE
  - UGT — EXISTING TELEPHONE LINE
  - OHC — EXISTING CABLE LINE
  - X — FENCE LINE

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



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

1 TRACT - 2.12 Ac.±



OWNER: JOE THOMAS ALFORD AND JAMES EDWARD ALFORD  
 ADDRESS: 852 ALFORD ROAD MURFREESBORO, TN 37129  
 TAX MAP: 58, PARCEL: 41.00  
 WILL BOOK: 65, PAGE: 706

MAP NUMBER: 47149C0145H  
 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.

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) 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.

**HUDDLESTON-STEEL ENGINEERING INC.**  
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
 SURVEYING: 893 - 4084, FAX: 893 - 0080

**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 accept 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.  
 Will Book: 65, Page: 706

Date: Joe Thomas Alford

James Edward Alford

**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.

4/8/2019  
 Date

*Phillip G. Chapman*  
 Phillip G. Chapman  
 Tenn. RLS No. 2607

**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 FOR APPROVAL OF WATER SYSTEMS**

I hereby certify that the subdivision plat entitled "Ruth Alford 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 plot 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

**FINAL MINOR PLAT**  
**RUTH ALFORD**  
 LOT 1  
**ONE LOT SUBDIVISION**

9th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: MARCH 2019 SCALE: 1"=100' SH. 1 OF 1