

PLAT NOTES

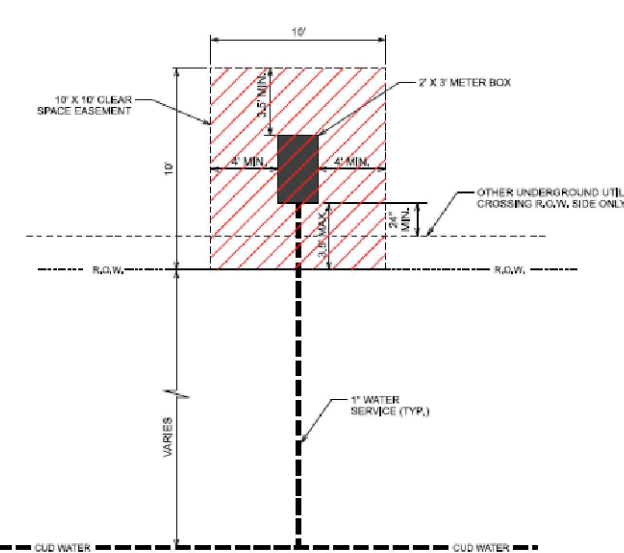
- The purpose of this plat is to separate the existing tract into two lots.
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
- 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.
- 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 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.
- 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.
- 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 60 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 35' 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.
- 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.
- A critical lot grading plan will be required for Lots 2 & 3.

C.U.D. NOTES

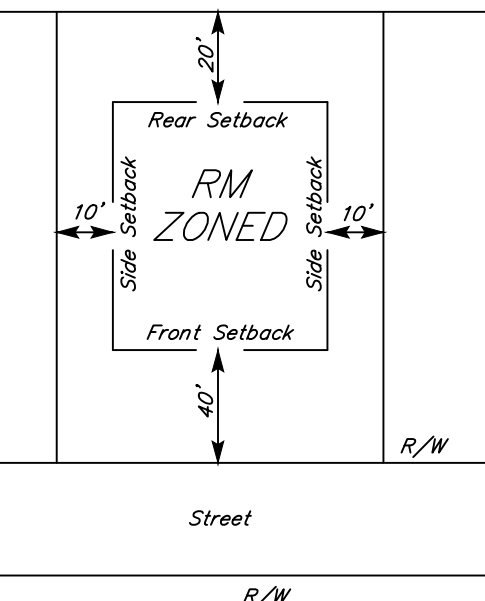
- No soils to be used for septic within the C.U.D. Easement or within 10 feet of a C.U.D. water main, water meter, or fire hydrant.
- CONSOLIDATED UTILITY DISTRICT (C.U.D.) ACCESS TO THE DESIGNATED METER LOCATION AREA SHALL BE UNHINDERED BY FENCING, DRIVEWAYS, OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE METER LOCATION. THIS 10' X 10' EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE METERS (S) AND SERVICE LINE(S).
- Each residence is required to have its own water service. A separate water meter will be required for each lot created that will be set at the R.O.W. once top fee payment is made to C.U.D.
- C.U.D. has retired a 8" and a 12" water main along Compton Road.
- Contractor required to cut and cap abandoned 8" and 12" water mains in any places where there is a potential conflict for any portions of the 8" and 12" mains that need to be removed along Compton Road.

NOTES:

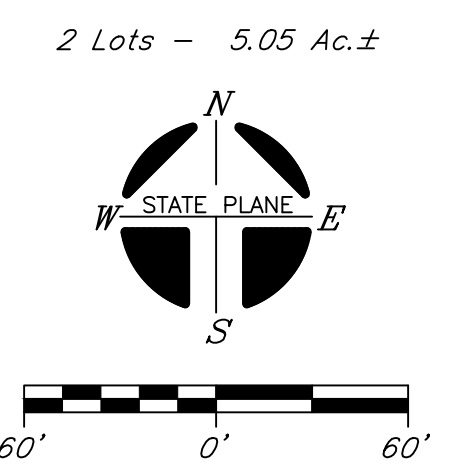
- IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM 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.



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



LEGEND FOR MONUMENTS
 IPS ○ IRON PIN SET
 (1/2" dia. rubber with HSENCOR cap)
 IPF ○ IRON PIN FND.
 ○ RAILROAD SPIKE
 ● SURVEY POINT
 ▲ NAIL
 ■ CONV. MARKER FND.

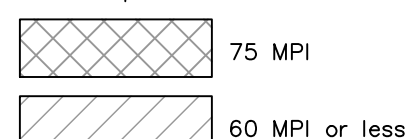


LINE	BEARING	LENGTH

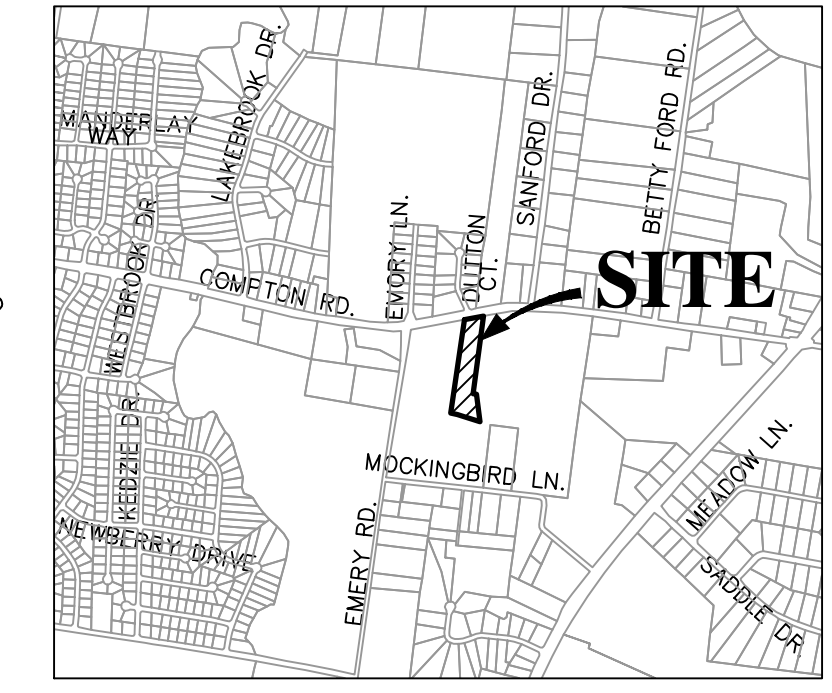
NOTE: THE M.P.E./M.F.E.'s ARE DUE TO LOCAL DRAINAGE CONCERNS.

OWNER: IDOWU O. UZZI
 ADDRESS: 1314 SORRELL DR.
 MURFREESBORO, TN 37128
 PROPERTY ADDRESS: 1354 COMPTON RD.
 MURFREESBORO, TN 37130
 TAX MAP: 68 PARCEL: 44.10
 RECORD BOOK: 2105, PAGE: 2497
 THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD MAP NUMBER: 47149C0164H
 FLOOD MAP DATE: JANUARY 5, 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.

- TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:
- Any cutting or filling after October 30, 2023 may render lots unsuitable for subsurface sewage disposal.
 - Lot 1 is approved for up to a 5 bedroom residence.



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.



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.

RECORD BOOK: 2105
 PAGE: 2497

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 Road Commissioner or the County Engineer.

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.

CERTIFICATE OF WATER
 I hereby certify that the subdivision plat entitled FINAL PLAT, UZZI SUBDIVISION, LOTS 2 & 3, 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.

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.

Certification of general Approval for Installation of Subsurface Sewage Disposal System with Restrictions
 General approval is hereby granted for FINAL PLAT, UZZI SUBDIVISION, LOTS 2 & 3, Rutherford County, Tennessee, as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Prior to any construction of a structure (mobile or permanent) to be served by a subsurface sewage disposal system (SSDS) each lot must obtain a SSDS construction permit to be issued by the Division of Ground Water Protection. The size, type and location of the SSDS will be determined at time of permit issuance. Any cutting, filling, or alteration of the soil conditions may void this general approval.

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

FOR REVIEW ONLY

FINAL PLAT
UZZI SUBDIVISION,
LOTS 2 & 3

21st Civil District of Rutherford County, Tennessee

DATE: December, 2023 Scale: 1"=60' Sheet 1 of 1

HUDDLESTON-STEELE
 ENGINEERING, INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 TELEPHONE : 893 - 4084, FAX: 893 - 0080