

General Notes

- The purpose of this plat is to create two (2) lots of record.
- Date field survey completed: 06/01/2022
- Property contains 5.07 +/- acres total.
- Except as specifically stated or shown on this survey, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of this survey, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and other facts that an accurate and current title search may disclose. Surveyor was not furnished a title report.
- This survey was made using the latest recorded deeds and other information, and there are no encroachments or projections other than those shown hereon. This survey is subject to the findings of a title report.
- This parcel of land is subject to any and all right-of-ways and/or easements either by record and/or prescription that a complete title search may reveal.
- Any location of underground utilities as shown hereon are based solely on observations and field locations of above-ground structures. Additional buried utilities and/or structures may exist. It is the responsibility of each builder to design and construct a suitable grading and drainage plan which will convey surface water without ponding in the lot or under the house, from the structure to the drainage system.
- The soils types and locations shown hereon were provided by Lonnie Norrod, Professional Soils Scientist License Number 061 and the Tennessee Department of Conservation and Environment, TDEC Division of Groundwater Resources maintains a copy of the soils maps and has reviewed the final plat for conformance with same. Energy Land and Infrastructure, LLC assumes no responsibility for the accuracy or completeness of the soils information shown hereon.
- Per the Rutherford County Planning Department all surrounding property is zoned RM.
- No soils shall be used for septic within 10 feet of a CUD easement or within 10 feet of a CUD water main, water meter, or fire hydrant.
- This is a true and accurate portrayal of the boundaries determined from EDM/Theodolite, record data and physical evidence found in the field.
- Based upon a graphic scale this property is located in an Area Designated as Zone "K" (Areas Determined to be outside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 47149C0045P dated January 05, 2007.
- Property has access to public utilities.
- Property is Zoned RM 40' Front Setback, 20' Rear Setback, 10' Side Setback.
- There is one fire hydrant located within 1000 feet of the property.
- All distances shown hereon are in terms of US Survey Feet.

TENNESSEE DEPARTMENT OF ENVIRONMENT CONSERVATION DIVISION OF GROUNDWATER PROTECTION

DATE _____

GENERAL APPROVAL IS HEREBY GRANTED FOR "THE FINAL PLAT OF THE GEORGE-FULMER & JONES SUBDIVISION". THE FOLLOWING SHALL BE DEFINED AS GENERAL RESTRICTIONS AND SHALL APPLY TO ALL LOTS WITH SPECIFIC RESTRICTIONS ON EACH LOT FOLLOWING GENERAL RESTRICTIONS.

PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, PERMANENT OR MOBILE, THE PLANS FOR THE EXACT HOUSE/ STRUCTURE LOCATION AND THE SUBSURFACE SEWAGE SYSTEM MUST BE APPROVED BY THE ENVIRONMENTAL SPECIALIST WITH THE DIVISION OF GROUND WATER PROTECTION IN COFFEE COUNTY. ANY CUTTING OR FILLING AFTER MAY RENDER THE SITE UNSUITABLE. DRAINAGEWAYS, GULLED AREAS, CUT AND FILL MATERIAL, AND DISTURBED SOIL AREAS ARE UNSUITABLE FOR SEWAGE AREAS. STRUCTURES MUST BE PROPERLY LOCATED TO OBTAIN GRAVITY FLOW TO DRAINFIELD OR A PUMP WILL BE REQUIRED. WATER TAPS, WATERLINES, AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED. THE HIGH INTENSITY SOIL MAP DESIGNATING SUITABLE SOIL AREAS FOR THE SUBDIVISION IS ON FILE AT THE ENVIRONMENTALIST'S OFFICE. NOTE: SSDS DENOTES SUBSURFACE SEWAGE DISPOSAL SYSTEM.

LOT 1 IS SUITABLE FOR XX BEDROOMS.
LOT 2 IS SUITABLE FOR XX BEDROOMS.

SPECIFIC RESTRICTIONS:

ENVIRONMENTAL SPECIALIST

SOILS LEGEND

75 MPI - BRADYVILLE-LOMONO

SOILS TABLE

LOT 1 - 6,000 SQ. FT.±
LOT 2 - 13,653 SQ. FT.±

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I hereby certify that the subdivision plat entitled "Final Plat of the George - Fulmer & Jones 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 of Rutherford County

CERTIFICATE FOR APPROVAL OF 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

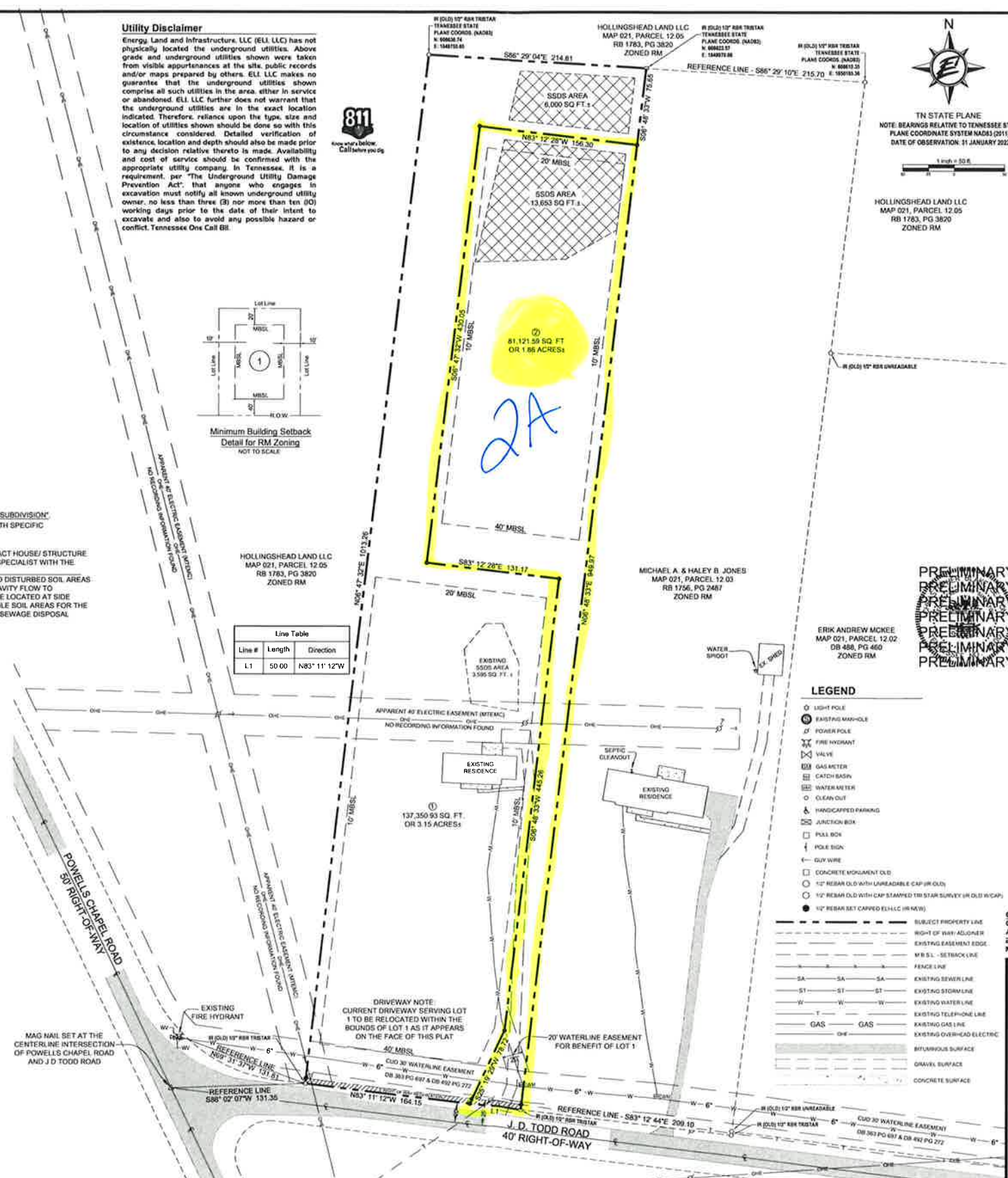
Utility Disclaimer

Energy Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company 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 owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call Bill.



Minimum Building Setback
Detail for RM Zoning
NOT TO SCALE

Line #	Length	Direction
L1	50.00	N83° 11' 12"W



CERTIFICATE OF OWNERSHIP

I (we) do 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 hereby dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

Record Book 2217, Page 3476.

Date _____	Michael A. Jones
Date _____	Hailey B. Jones
Date _____	George - Fulmer Investments Howard George, III Authorized Representative

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 _____ Christopher Blake Sexton, RLS
Tennessee License Number: 2400

SURVEYOR'S CERTIFICATE

I, Christopher Blake Sexton, Registered Land Surveyor, Tennessee RLS# 2400, do hereby certify that the survey shown hereon was made by myself or under my direct supervision on 31 January 2022, and the same is true and correct to the best of my knowledge and belief. I further certify this is a Category 1 survey, and the ratio of precision of the unadjusted survey is 1:10,000 or greater and is in compliance with the current Tennessee minimum standards of practice as defined under rule 0820-03-07.

DATE _____ Christopher Blake Sexton, RLS
Tennessee License Number: 2400

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 noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Registrar.

DATE _____ Planning Commission Secretary

OWNER INFORMATION (PCL 02-04):
GEORGE - FULMER INVESTMENTS
AND MICHAEL A. & HALEY B. JONES
2436 J D TODD ROAD
MURFREESBORO, TN 37229

SURVEYOR INFORMATION:
CHRISTOPHER BLAKE SEXTON, RLS 2400
ENERGY LAND AND INFRASTRUCTURE, LLC
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37217

PRELIMINARY/FINAL PLAT OF THE GEORGE - FULMER & JONES SUBDIVISION MAP 021, PARCEL 012.04 RECORD BOOK 2217, PAGE 3476, R.O.D.R.T.

FIFTH CIVIL DISTRICT
2436 J. D. TODD ROAD
MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE

E ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
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