

PLAT NOTES

- The purpose of this plat is to create two new lots of record.
- 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 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 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.
- The soil types and locations shown here were provided by The Soils Group Inc. dated 12-12-16, The TDEC Division of Groundwater Resources maintains a copy of the soils maps and has reviewed the final plat for conformance with same. Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils information provided herein.
- All surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
- Approximate location of existing SSDS system information provided by The Soils Group Inc.
- Bearings Based on Rutherford County Control Monuments (NAD83, Tennessee State Plane).

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

General approval is hereby granted for lots 1 & 2 defined as Hickory Lane Subdivision located in Rutherford County, Tennessee as being suitable for subsurface sewage disposal with the listed attached restrictions. Prior to an 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.

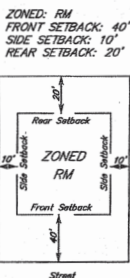
10-20-21
Date

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF GROUND WATER RESOURCES

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

- Any cutting or filling after 10-20-21 may render lots unsuitable for subsurface sewage disposal.
- Lot 3 has an existing system. Adequate suitable soil is available to duplicate a bedroom conventional subsurface sewage disposal system. Plat approval does not constitute approval of the existing system. See existing system re-inspection letter completed in conjunction with this lot evaluation.
- Lot 4 is approved for up to 3 bedroom residence.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.

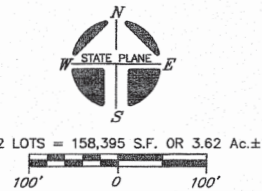
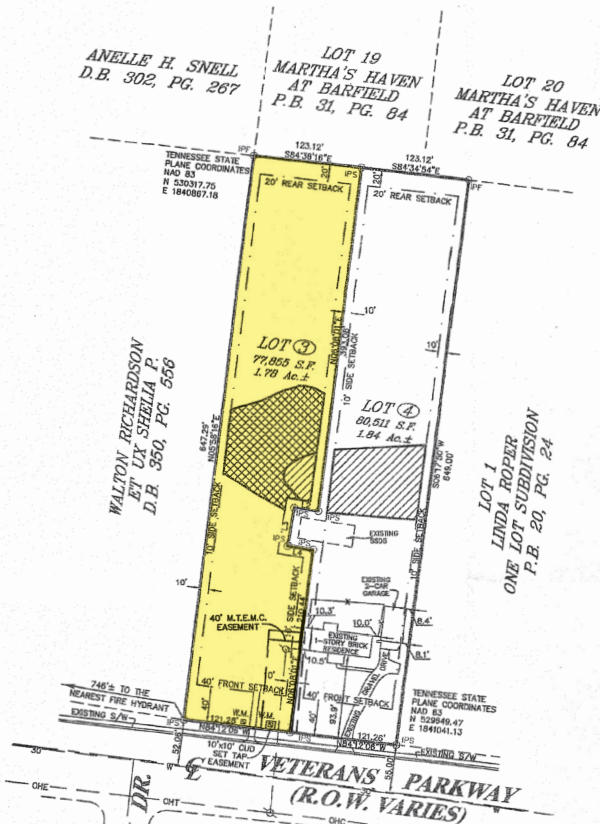
75 MPI
60 or 45 MPI



TYPICAL BUILDING SETBACK DETAIL

THIS PROPERTY IS NOT INCLUDED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 47149C0255H DATED JAN. 5, 2007. ZONE: X

SOILS AREAS				
LOT	60 MPI	75 MPI	EXISTING SSDS	TOTAL
3	1,325 S.F.	10,295 S.F.	0 S.F.	11,620 S.F.
4	8,075 S.F.	0 S.F.	1,525 S.F.	9,600 S.F.



LINE	BEARING	LENGTH
L1	N08°08'01"E	44.65'
L2	N81°47'02"W	27.41'
L3	N08°38'06"E	44.39'
L4	N81°19'40"W	29.35'

OWNER: LINDA CAROL ROPER
ADDRESS: 1046 VETERANS PARKWAY MURFREESBORO, TN 37128
TAX MAP: 124 PARCEL: 20.00

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.



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.
Record Book: 1352, Page: 3160

10/21/21
Date
Linda Carol Roper
Linda Carol Roper

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.
5/18/21
Date
William H. Huddleston, IV
Tenn. RLS No. 1630

CERTIFICATE FOR APPROVAL OF WATER SERVICES
I hereby certify that the subdivision plot entitled Minor Plat. Lots 3 and 4 Linda Roper 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.
9-29-2021
Date
William H. Huddleston, IV
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 Register.
10-21-21
Date
Secretary, Planning Commission

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 plot 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.
09/28/2021
Date
Josh Howland
Membership Corporation

DATE OF RECORDING: October 22nd, 2021
TIME OF RECORDING: 8:49 A.M.
PLAT BOOK: 45, PAGE: 229

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY) OVER AT THE 95% CONFIDENCE LEVEL IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY HAS BEEN DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

W. H. HUDDLESTON - STEELE
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 693 - 4064, FAX: 693 - 0880

MINOR PLAT
LOTS 3 AND 4
LINDA ROPER
11th Civil District of Rutherford County, Tennessee
Date: August 2021 Scale: 1"=100' Sheet 1 of 1