

LOCATION MAP
N.T.S.

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

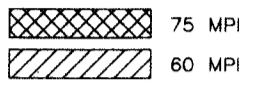
General approval is hereby granted for lots proposed herein as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.

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 the local health authority.

5-1 _____, 2008
Date

Karen L. Pippin
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION DIVISION OF GROUND WATER PROTECTION

- TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:
- Any cutting or filling after 3-12-08 may render lots unsuitable for subsurface sewage disposal.
 - Lot 1 is approved for up to a 3 bedroom residence.
 - All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.



LOT	SOIL SITE		EXISTING SSDS	TOTAL
	75 MPI	60 MPI		
1	0 S.F.	3,270 S.F.	2,700 S.F.	5,970 S.F.

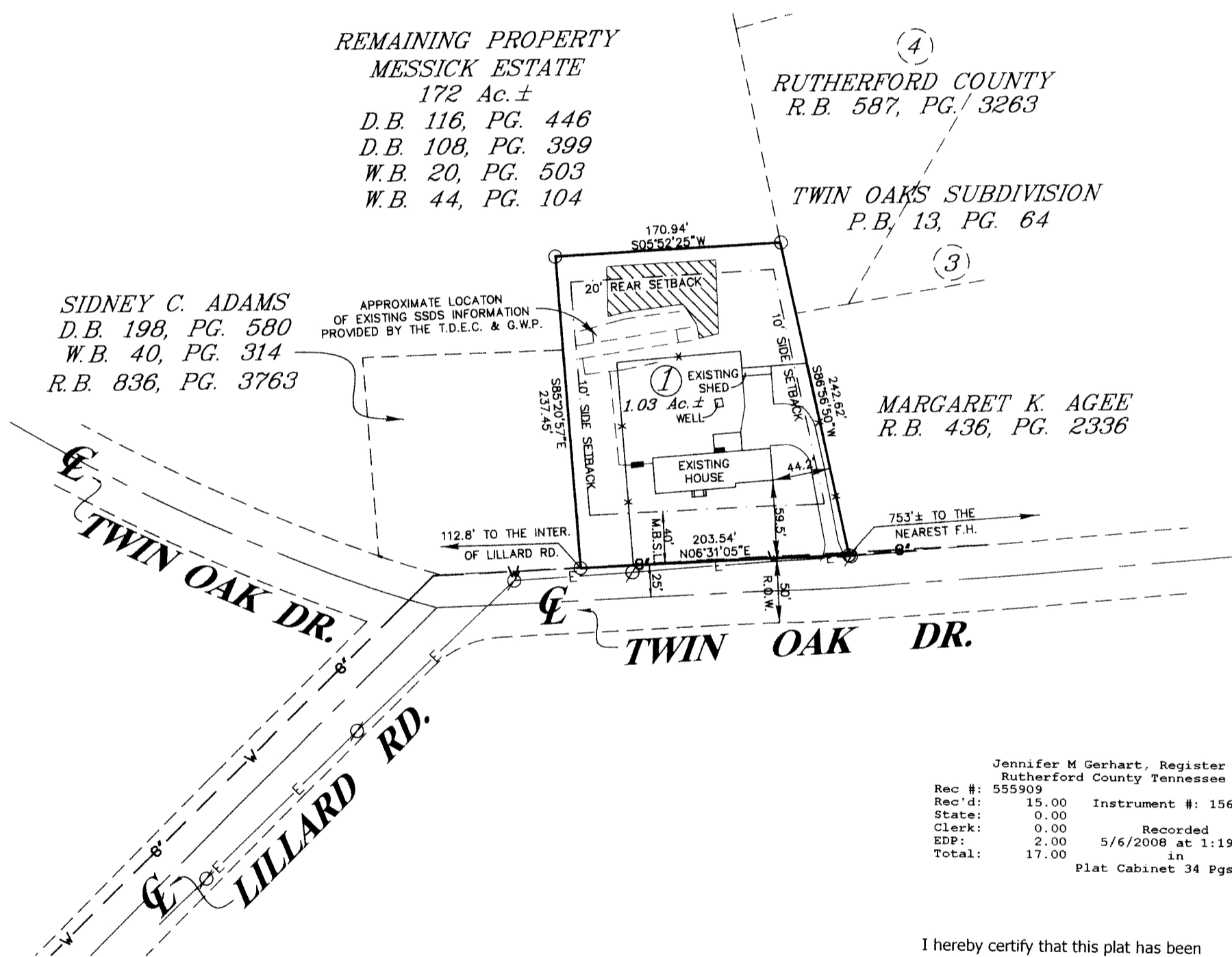
REMAINING PROPERTY
MESSICK ESTATE
172 Ac. ±
D.B. 116, PG. 446
D.B. 108, PG. 399
W.B. 20, PG. 503
W.B. 44, PG. 104

RUTHERFORD COUNTY
R.B. 587, PG. 3263

TWIN OAKS SUBDIVISION
P.B. 13, PG. 64

SIDNEY C. ADAMS
D.B. 198, PG. 580
W.B. 40, PG. 314
R.B. 836, PG. 3763

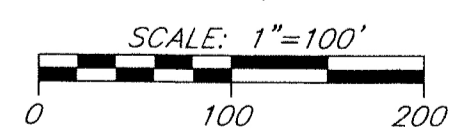
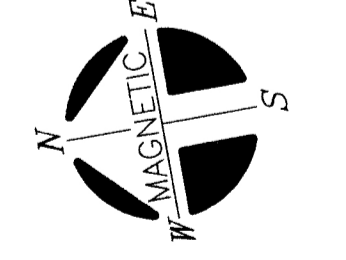
MARGARET K. AGEE
R.B. 436, PG. 2336



Jennifer M Gerhart, Register
Rutherford County Tennessee
Rec #: 555909
Rec'd: 15.00 Instrument #: 1562481
State: 0.00
Client: 0.00 Recorded
EDP: 2.00 5/6/2008 at 1:19 PM
Total: 17.00 in
Plat Cabinet 34 Pgs 42-42

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required. 5-5-08
RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

1 LOT - 1.03 Ac. ±



- LEGEND
- IPS ○ IRON PIN SET
 - IPF ○ IRON PIN FND.
 - RAILROAD SPIKE
 - ✕ FENCE
 - SURVEY POINT
 - △ NAIL
 - CONC. MARKER FND.
 - FIRE HYDRANT

ZONING: R-15
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'

THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY-PANEL NO. 470165-0280-H. DATED: JAN. 5, 2007 ZONE: X

OWNER: JAMES LONNIE MESSICK, ET AL
MARK ADAMS & TODD ADAMS
ADDRESS: 704 TWIN OAK DRIVE
MURFREESBORO, TN. 37130
TAX MAP: 90, PART OF PARCEL: 27.00
PART OF DEED BOOK: 116, PAGE: 446
PART OF DEED BOOK: 108, PAGE: 399
RECORD BOOK: 836, PAGE: 3759
WILL BOOK: 20, PAGE: 503
WILL BOOK: 44, PAGE: 104
FLOOD MAP: 470165 PANEL: 0280-H
DATED: JAN. 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.

PLAT NOTES

- 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.
- Public utility and drainage easements where shown herein are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, 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.
- The soil types and locations shown herein are taken from a soils map provided by T.D.E.C. & G.W.P., dated 03/12/2008. The local health authority maintains a copy of the soils map and has reviewed this final plat for conformance with same. Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soils information provided herein.
- 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.
- No fill material, rubbish, or building may be placed in any natural drainage way such as stream beds, sinkholes, underground streams or channels, or wet weather stream beds or floodways.
- All Subject & Surrounding Properties Are Zoned R-15.
- 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.
- The purpose of this plat is to create a One Lot Minor Subdivision.

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.

4-29- 2008
Date

Deed Book: 108
Page: 399
Deed Book: 116
Page: 446
Record Book: 836
Page: 3759
Will Book: 20
Page: 503
Will Book: 44
Page: 104

James Lonnie Messick
JAMES LONNIE MESSICK
EXECUTOR UNDER LAST WILL
AND TESTAMENT OF MARY C. MESSICK
Mark Adams
MARK ADAMS
Todd Adams
TODD ADAMS

CERTIFICATE OF ACCURACY

I hereby certify that this is a Category "I" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications of the City Engineer.

4-23 2008
Date

Richard H. Stem, Jr.
RICHARD H. STEM, JR.
RLS #1637

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.

5-5- 2008
Date

Dee B. Deen
DEE B. DEEN
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF WATER

I hereby certify that the subdivision plat entitled ONE LOT SUBDIVISION has been approved by the engineers for 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.

4-28 2008
Date

Ray Raley
RAY RALEY
CONSOLIDATED UTILITY
DISTRICT OF RUTHERFORD COUNTY

CERTIFICATE OF APPROVAL OF ELECTRIC SYSTEM

Middle Tennessee Electric Membership Corporation (MEMC) will provide electric service to the subject property according to the normal operation practices of MEMC as defined in the Rules and Regulations. By-laws, Policy Bulletins and Operational Bulletins of MEMC. No electric service will be provided until MEMC's requirements have been met and approved in writing by an authorized representative of MEMC.

4-28 2008
Date

Matt Ren
MATT REN
MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION

SUBJECT TO A CONSOLIDATED UTILITY DISTRICT EASEMENT
DEED BOOK: 362, PAGE: 415
DEED BOOK: 569, PAGE: 293

DATE OF RECORDING: May 6, 2008
TIME OF RECORDING: 1:19 PM
PLAT BOOK: 34, PAGE: 42

CERTIFICATE OF ACCURACY - I hereby certify that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.

Richard H. Stem, Jr.
RICHARD H. STEM, JR.
TENNESSEE NO. 1637

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

FINAL MINOR PLAT
MARY MESSICK
ONE LOT SUBDIVISION
21st CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: APRIL 2008 SCALE 1"=100' SH. 1 OF 1