

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PART OF MAP 13, PARCEL 10 INTO 36 LOTS & ONE NON-BUILDING LOT.
- BEARING SYSTEM IS BASED ON STATE OF TENNESSEE HIGHWAY PLANS, PROJECT NO. 1-24-11677 DATED 1967.
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN THE 100 YEAR FLOOD PLAIN AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4796C0260 H, EFFECTIVE DATE JANUARY 5, 2007.
- SUBJECT PROPERTY IS A PORTION OF PARCEL 10 AS SHOWN ON RUTHERFORD COUNTY TAX MAP 13.
- BEING THE SAME PROPERTY CONVEYED TO JAMES J. & SONIA HAYNES, IN RECORD BOOK 545, PAGE 1394, AND RECORD BOOK 685, PAGE 1455, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TN.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF 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. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
- SUBJECT PROPERTY IS ZONED L1 MINIMUM BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE AS FOLLOWS:
FRONT = 42'
SIDE = 10'
REAR = 20'
- THE SOIL MATERIALS ON LOTS SHOWN HEREON MAY BE DISTURBED BY CUTTING OR FILLING OPERATIONS PERFORMED DURING OR BEFORE DEVELOPMENT; THEREFORE, THE BUILDER OF ANY PROPOSED STRUCTURE SHALL INVESTIGATE THE CURRENT CONDITIONS AND CONSULT WITH A GEOTECHNICAL EXPERT OR OTHER QUALIFIED PERSON AS HE DEEMS APPROPRIATE TO ASSURE HIMSELF THAT THE DESIGN OF THE PROPOSED FOUNDATION IS ACCURATE.
- IT IS THE RESPONSIBILITY OF EACH LOT BUYER OR BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DESIGNER.
- 10 FT. PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS BELL SOUTH TELECOMMUNICATIONS, MURFREESBORO ELECTRIC DEPARTMENT, CABLE TELEVISION SERVICES AND OTHERS.
- ANY HOUSE OR STRUCTURE WITH A BUILDING DRAIN TO THE PUBLIC SANITARY SEWER WITH A FLOOR ELEVATION AT ANY POINT BELOW THE ELEVATION OF THE CENTER OF THE STREET MAY BE SUBJECT TO MURFREESBORO CITY CODE SECTION 33-35(0)(D) WHICH REQUIRES THE OWNERS TO EXECUTE A RELEASE AND AGREEMENT IN FAVOR OF THE CITY AS A PREREQUISITE TO CONNECTING TO WATER AND/OR SEWER SERVICES.
- ANY MINIMUM FINISHED FLOOR ELEVATION (MNFEE) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
- ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJOINING PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OR CONSULTATION.
- PROPOSED RUTHERFORD BOULEVARD EXTENSION TAKEN FROM PLANS PROVIDED BY HUDDLESTON-STEEL ENGINEERING.
- MAINTENANCE OF DETENTION AREA ON LOT 24 IS THE RESPONSIBILITY OF THE OWNER OF LOT 24.
- THE DRIVEWAY LOCATIONS FOR LOTS 16 & 33 WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY TRAFFIC ENGINEER. THE PRINCIPAL STRUCTURE ON LOTS 16 & 33 MUST BE ORIENTED TO FACE RUTHERFORD BLVD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	30°38'39"	900.52'	480.06'	245.88'	474.40'	S68°31'20"E
C2	07°16'33"	1090.00'	137.16'	68.67'	137.07'	S87°25'58"E
C3	88°53'27"	30.00'	46.54'	29.42'	42.01'	S51°45'56"W
C4	41°11'09"	330.00'	237.21'	123.99'	232.14'	S27°54'27"W
C5	90°00'00"	33.00'	51.84'	33.00'	46.67'	S03°30'02"W
C6	43°20'30"	55.00'	41.61'	21.85'	40.62'	S83°10'13"E
C7	266°41'01"	55.00'	256.00'	58.28'	80.00'	S48°30'02"W
C8	43°20'30"	55.00'	41.61'	21.85'	40.62'	N19°49'43"W
C9	43°20'30"	55.00'	41.61'	21.85'	40.62'	N83°10'13"W
C10	266°41'01"	55.00'	256.00'	58.28'	80.00'	N48°30'02"E
C11	43°20'30"	55.00'	41.61'	21.85'	40.62'	S19°49'43"E
C12	90°00'00"	33.00'	51.84'	33.00'	46.67'	N86°29'58"W
C13	41°11'09"	280.00'	201.27'	105.21'	196.97'	N27°54'27"E
C14	91°06'33"	30.00'	47.70'	30.59'	42.84'	N38°14'24"W

*** MIN. FFE REQUIRED**

LOT NOS.	MIN. FFE
23 & 25	600.0
35	604.5
36	604.75

LOTS 23 & 25 ARE NOT WITHIN A FLOOD ZONE; HOWEVER, MINIMUM PAD ELEVATIONS HAVE BEEN ESTABLISHED TO PROTECT THE HOMEOWNER FROM POSSIBLE HIGH WATER IN NEARBY DRAINAGE DITCHES.

LOTS 35 & 36 ARE NOT WITHIN A FLOOD ZONE; HOWEVER, MINIMUM PAD & FLOOR ELEVATIONS ARE REQUIRED DUE TO SEWER CONSIDERATIONS.

LINE DATA

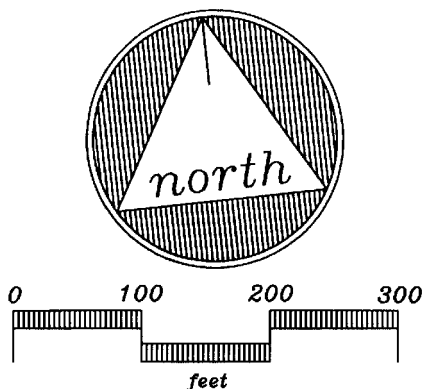
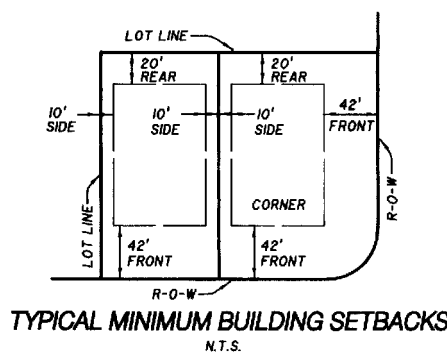
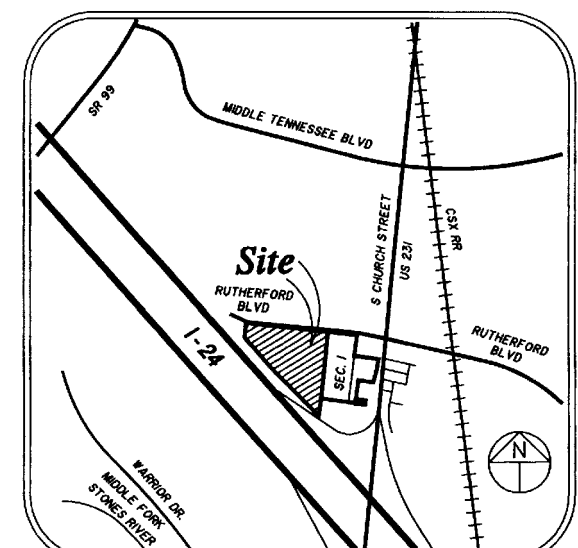
LINE	BEARING	DISTANCE
L1	S83°46'02"E	18.54'
L2	S16°25'46"W	134.58'
L3	S72°58'16"W	52.42'
L4	N45°07'15"W	30.00'
L5	S44°52'45"W	61.48'
L6	S41°35'59"E	82.23'
L7	S48°30'02"W	105.15'
L8	N41°29'58"W	58.11'
L9	S51°16'09"W	55.55'
L10	S41°22'17"E	15.82'

LOT DATA

LOT	SQ. FT.	ACRES
15	29,097	0.668
16	26,673	0.658
17	59,151	1.356
18	82,018	1.883
19	29,766	0.683
20	30,000	0.689
21	32,263	0.741
22	34,230	0.786
23	93,212	2.140
25	30,069	0.690
26	50,156	1.151
27	47,856	1.099
28	74,230	1.704
29	46,101	1.058
30	34,947	0.802
31	25,381	0.583
32	32,464	0.745
33	42,854	0.984
34	42,454	0.973
35	42,981	0.987
36	136,650	3.137

**** SPECIAL NOTES REGARDING GRADING & DRAINAGE**

- LOT 16 TO BE GRADED TO DRAIN TO ROADWAY.
- LOTS 18 & 19 MUST DRAIN TO CATCH BASIN #3 (SEE APPROVED GRADING PLANS). PROVIDE KNOCKOUTS TO EACH LOT TO RECEIVE 18" DIA. RCP.
- LOTS 20 & 21 MUST DRAIN TO CATCH BASIN #10 (SEE APPROVED GRADING PLANS). PROVIDE KNOCKOUTS TO EACH LOT TO RECEIVE 18" DIA. RCP.

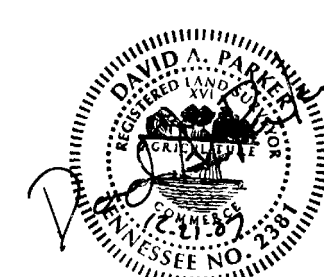


LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- ⊕ FIRE HYDRANT

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required. *AW 12/21/07*
RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

PLAT BOOK 33, PAGE 221
TIME OF RECORDING: 3:31 P.M.
DATE OF RECORDING: December 21, 2007



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, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
12-21-07 *James J. Haynes*
12-21-07 *Sonia Haynes*
OWNER

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN, OR WILL BE, PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.
12-21-07 *David A. Parker*
DATE: *DAVID A. PARKER, TN R.L.S. No. 2381*

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE
I HEREBY CERTIFY THAT: (1) THAT STREETS, DRAINAGE STRUCTURES, AND DRAINAGE IMPROVEMENTS FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS; OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME.
12-21-07 *[Signature]*
DATE: CITY ENGINEER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION COMMUNITY PUBLIC WATER SYSTEMS DESIGN CRITERIA; OR (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME AND THAT THE LAND SHOWN TO BE SUBDIVIDED HEREON IS WITHIN THE WATER SERVICE JURISDICTION OF MURFREESBORO WATER AND SEWER DEPARTMENT.
12-21-07 *[Signature]*
DATE: MURFREESBORO WATER AND SEWER OFFICIAL

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I HEREBY CERTIFY THAT: (1) THE SEWER LINES AND APPURTENANCES FOR THE SEWER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS AND REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DESIGN CRITERIA FOR SEWAGE WORKS; (2) THAT A SURETY FOR THESE IMPROVEMENTS HAS BEEN POSTED WITH THE CITY OF MURFREESBORO TO ASSURE COMPLETION OF SAME; OR (3) THAT A SURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE LOCAL HEALTH AUTHORITY.
12-21-07 *[Signature]*
DATE: MURFREESBORO WATER AND SEWER OFFICIAL

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER
I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE MURFREESBORO ELECTRIC DEPARTMENT (MED) FOR ELECTRIC POWER SERVICE. THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF MED, AND THAT MED IS ABLE TO PROVIDE ELECTRIC POWER SERVICE TO THE SUBDIVISION SUBJECT TO THE OWNER COMPLYING WITH THE APPLICABLE RULES AND REGULATIONS OF MED. NO ELECTRIC POWER SERVICE WILL BE PROVIDED UNTIL MED'S REQUIREMENTS FOR ELECTRIC POWER SERVICE HAVE BEEN MET.
12-21-07 *[Signature]*
DATE: ELECTRIC POWER OFFICIAL

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF MURFREESBORO, 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 OF DEEDS.
12-21-07 *[Signature]*
DATE: PLANNING COMMISSION SECRETARY

OWNER/DEVELOPER:
JAMES J. & SONIA HAYNES
CONTACT: JAMES HAYNES
161 RIVERVIEW DR.
MURFREESBORO, TN 37129
DEED REFERENCE:
RECORD BOOK 545, PG. 1394, R.O.R.C.
RECORD BOOK 685, PG. 1455, R.O.R.C.
TAX MAP 13, PORTION OF PARCEL 10

SITE DATA:
TOTAL AREA = 26.81 ACRES
AREA IN 21 LOTS = 23.980 ACRES
AREA IN OPEN SPACE = 0.981 ACRES
AREA IN RIGHT-OF-WAY = 1.850 ACRES
ZONING = L1

FINAL PLAT
SECTION II
SOUTHPOINTE BUSINESS CAMPUS
SUBDIVISION
CITY OF MURFREESBORO, TENNESSEE
13th CIVIL DISTRICT OF RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7301 • FAX (615) 895-2567

PROJ. # 87430 DATE: 05-17-07 FILE: SPONTEPLAT52 DRAWN BY: ACAD/LP SCALE: 1" = 100' SHEET 1 OF 1
REV. 07-09-07

07-2110