

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.

DATE 12-18-17 David J and Shauna L Yancey
 DAVID J AND SHAUNA L YANCEY
 RECORD BOOK #22, PAGE 1551
 RECORD BOOK #22, PAGE 3279
 MIKE T BONABI

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, THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1/10,000 OR GREATER, AND THAT MONUMENTS HAVE BEEN/WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.

DATE 12-15-17 David A. Parker
 DAVID A. PARKER
 REGISTERED SURVEYOR
 TENN. R.L.S. No. 2381
 SEC. INC.

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 RUTHERFORD COUNTY REGISTER.

DATE 12-19-17 DeBB
 SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL FOR WATER
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "RESUBDIVISION OF LOTS 3&6, CHRIS GREER 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.

DATE 12-15-17 Shawn Lister
 CONSOLIDATED UTILITY DISTRICT
 OF RUTHERFORD COUNTY

DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN THE RIGHT OF WAY OF THOMPSON RD;
 1. THENCE WITH A CURVE, LEFT, A RADIUS OF 445.62', AN ARC LENGTH OF 51.40', A CHORD BEARING OF N82°22'50"E, AND A CHORD LENGTH OF 51.37';
 2. THENCE, S05°38'01"W, A DISTANCE OF 1,231.03';
 3. THENCE, S84°21'59"E, A DISTANCE OF 111.64';
 4. THENCE, S05°38'01"W, A DISTANCE OF 780.57';
 5. THENCE, N84°22'21"W, A DISTANCE OF 111.64';
 6. THENCE, S89°14'30"W, A DISTANCE OF 151.95';
 7. THENCE, N83°04'03"W, A DISTANCE OF 70.00';
 8. THENCE, N05°38'01"E, A DISTANCE OF 725.00';
 9. THENCE, N65°16'18"E, A DISTANCE OF 198.16';
 10. THENCE, N05°38'01"E, A DISTANCE OF 1,190.00'; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 319721 SQUARE FEET OR 7.34 ACRES, MORE OR LESS.

OWNERS:
 DAVID J AND SHAUNA L YANCEY
 1233 PARAMOUNT DR
 ROCKVALE, TN 37153

MIKE T BONABI
 1005 CASON LN
 MURFREESBORO, TN 37128

DEED REFERENCE:
 RB #22 PG 1551
 RB #22 PG 3279
 PB #2 PG 275

MAP 138 PARCEL 24
 BRADLEY KIRK AND JENNIFER MARIE ARNOLD
 R.B. 1350 PG. 3643
 ZONED: RM

MAP 138 PARCEL 22.06
 BRADLEY KIRK AND JENNIFER MARIE ARNOLD
 R.B. 1350 PG. 3643
 ZONED: RM

MAP 138 PARCEL 22.05
 DAVID J AND SHAUNA L YANCEY
 R.B. 1122 PG. 1551
 ZONED: RM
 232,381 Sq.Ft.
 5.339Ac.

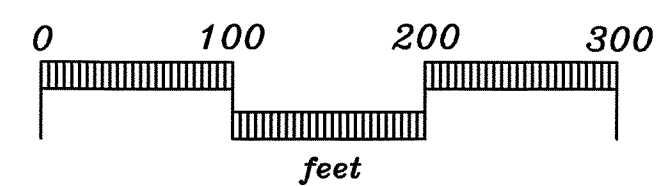
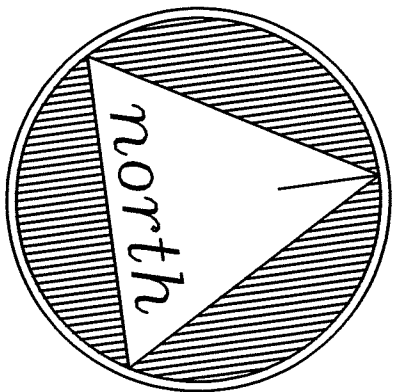
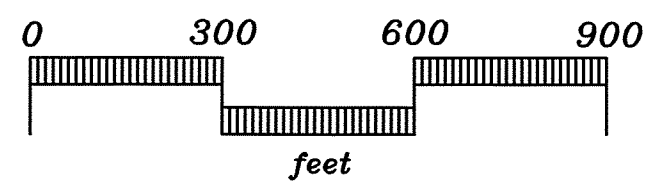
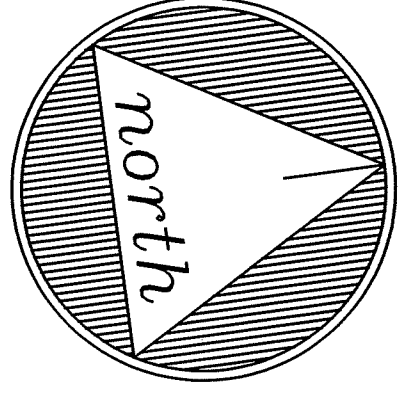
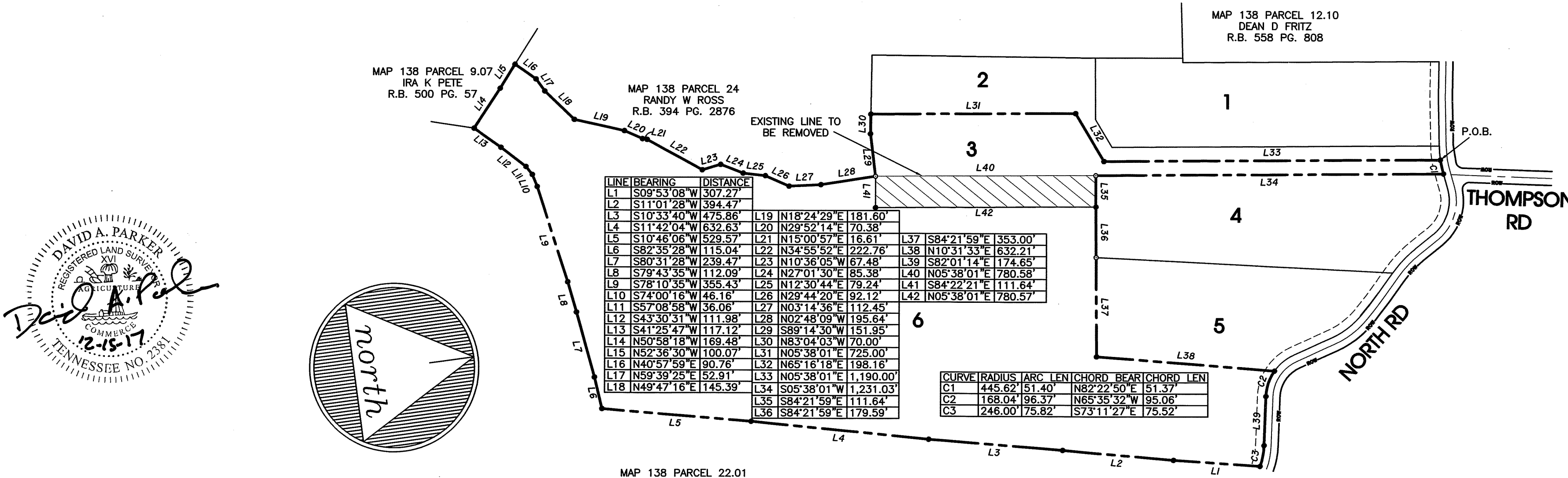
MAP 138 PARCEL 22.02
 MIKE T BONABI
 R.B. 782 PG. 3279
 ZONED: RM
 REMAINING
 1,942,352 Sq.Ft.
 44.590Ac.

MAP 138 PARCEL 12.10
 RICHARD C AND TRICIA M HALLIBURTON
 R.B. 1178 PG. 2012
 ZONED: RM

MAP 138 PARCEL 22.07
 TERRY JEFFCOAT AND KIMBERLY DIANNE NALL
 R.B. 1313 PG. 1476

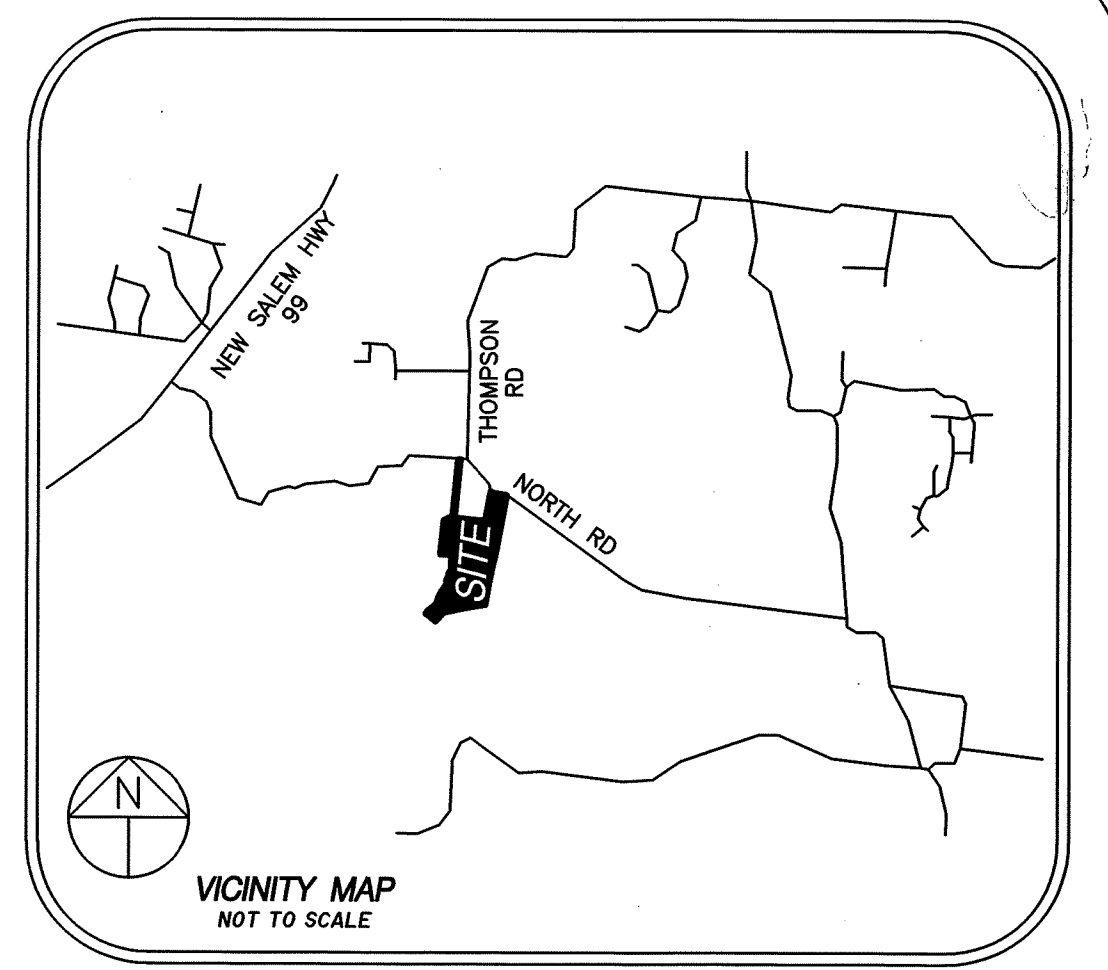
MAP 138 PARCEL 22.04
 KENNETH W AND SHERRY L SLEDD
 R.B. 782 PG. 3287
 ZONED: RM

MAP 138 PARCEL 22.03
 MICHAEL S AND HEATHER A MATHENY
 R.B. 872 PG. 1578
 ZONED: RM



LEGEND

- EXISTING IRON PIN
- SET IRON PIN



PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO ADD 2.00 ACRES TO LOT 3 FROM LOT 6.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES. (NAD 83-96)
3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP NO. 4749C0265 H, EFFECTIVE DATE JANUARY 5, 2007.
4. 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.
5. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
6. PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION 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.
7. 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 1-800-338-1111.
8. 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 THE DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 60 DAYS.
9. PROPERTIES ADJACENT TO THE SITE OF LAND 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.
10. NO FILL MATERIAL, RUBBISH, OR BUILDING MAY BE PLACED IN ANY NATURAL DRAINAGE WAY, SUCH AS STREAM BEDS, SWAGHOLES, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAM BEDS OR FLOODWAYS.
11. PROPERTY IS CURRENTLY ZONED RM.
12. MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 40 FT. / SIDE = 10 FT. / REAR = 20 FT.
13. ALL UTILITIES ARE EXISTING.

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOTS 3 AND 6 ON A FINAL PLAT ENTITLED "CHRIS GREER SUBDIVISION, AS RECORDED IN PLAT BOOK 32, PAGE 275, R.O.C., TN

Heather Dabburn, Register		Rutherford County, Tennessee	
Rec #:	940285	Instrument #:	2122692
Rec'd:	0.00	Recorded:	0.00
Class:	0.00	Recorded:	2.00
Total:	17.00	12/19/2017 at 1:18 PM	
Plat Cabinet 41 Pgs 114-114			

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

FINAL PLAT

**RESUBDIVISION OF LOTS 3&6
 CHRIS GREER
 SUBDIVISION**

MAP 138, PARCEL 22.05, CITY OF MURFREESBORO, FIFTH CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 WWW.SEC-CIVIL.COM
 850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
 PHONE (615) 890-7901 • FAX (615) 895-2567

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax, No Development Tax Required. 12/19/17 DL

PROJ. #	DATE	FILE	DRAWN BY	SCALE	SHEET
17164	12-15-2017	2453 THOMPSON LN	BEM	1" = 100'	1 OF 1