

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 the structure to the drainage system constructed by the subdivision developer.
- Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence 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 communicating any work.
- 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 drainageways, including, but not limited to: sanitary sewers, forcemains, 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.

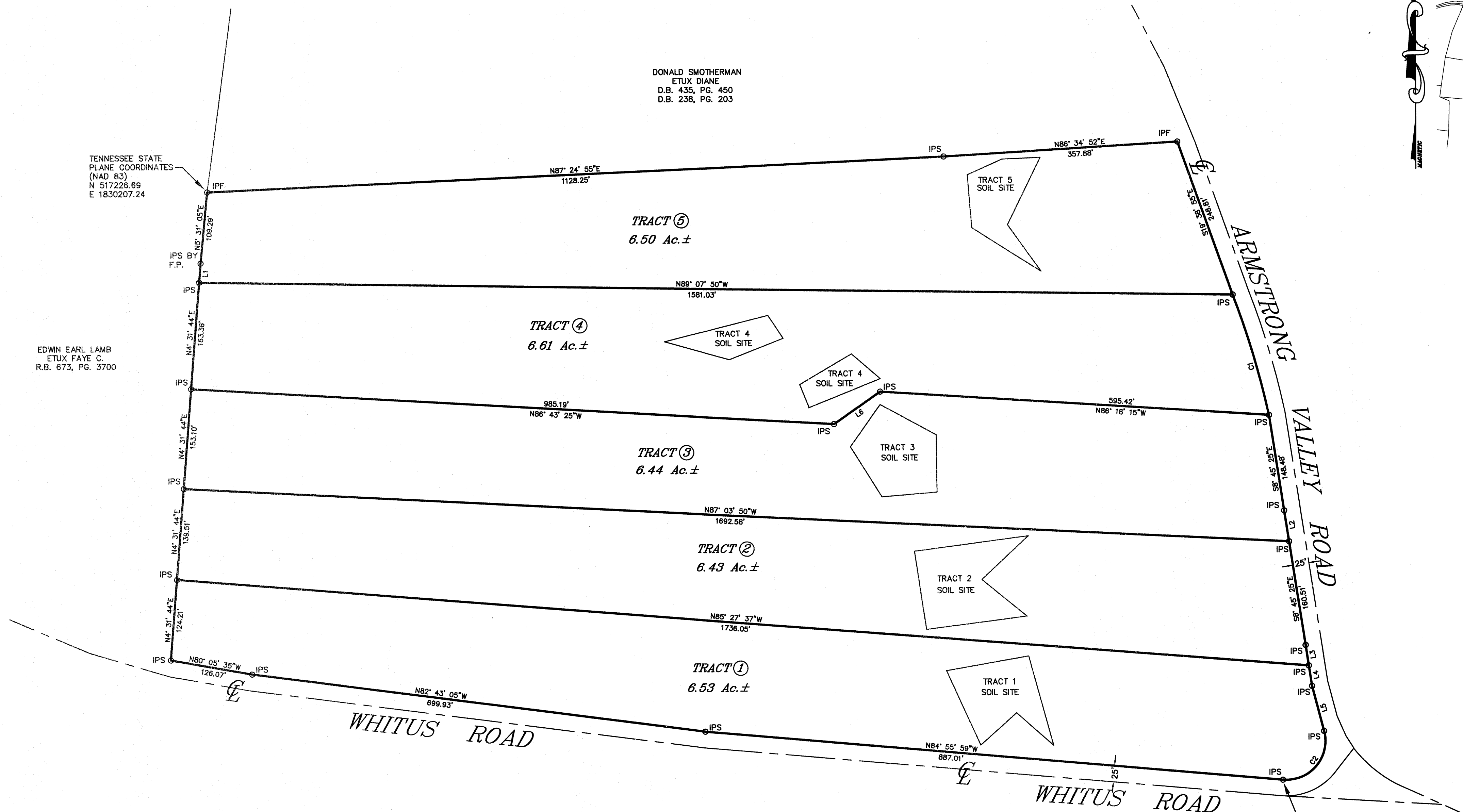
GLOBAL POSITION SYSTEM SURVEY NOTES

- The survey portion was performed using the following global positioning system (GPS) survey equipment: SOKKIA GRX2 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. TDOT CORS station TN38 for horizontal and for vertical control.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The date that fieldwork was performed for this survey were: February 2021
- The datum(s) for the TDOT CORS Station that was used: HORIZ: NAD83(2011) EPOCH 2010 VERT: NAVD 1988
- Fixed Control Station designation with positional data:
 TDOT CORS STATION-TN38
 STATE PLANE (TN 4100-US SURVEY FT.) - NORTHING: 569,154.86
 EASTING: 1,837,086.15
 ELEVATION: 558.34 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDOT CORS Station TN38:
 0.99992680 (STATE PLANE-TN 4100-US SURVEY FT.)

EDWIN EARL LAMB
 ETUX FAYE C.
 R.B. 673, PG. 3700

TENNESSEE STATE
 PLANE COORDINATES
 (NAD 83)
 N 517226.69
 E 1830207.24

DONALD SMOTHERMAN
 ETUX DIANE
 D.B. 435, PG. 450
 D.B. 238, PG. 203



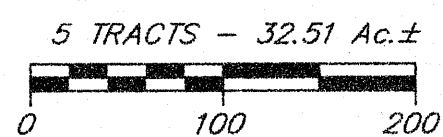
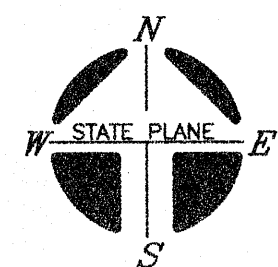
TENNESSEE STATE
 PLANE COORDINATES
 (NAD 83)
 N 516321.77
 E 1831848.53

LINE	BEARING	LENGTH
L1	N4°31'44"E	29.41'
L2	S8°45'25"E	47.75'
L3	S8°45'25"E	31.51'
L4	S8°45'25"E	31.51'
L5	S14°42'55"E	71.06'
L6	S55°04'43"W	86.13'

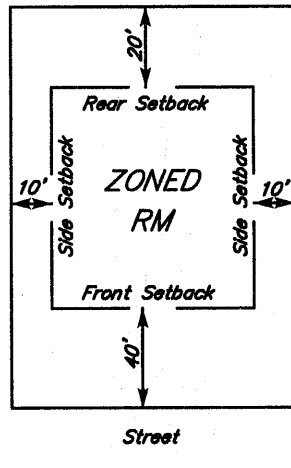
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	8°56'37"	1232.31'	192.36'	192.16'	S16°31'19"E
C2	109°46'56"	60.00'	114.98'	98.17'	S40°10'33"W

LEGEND
 IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
 IPF ○ IRON PIN FND.

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).

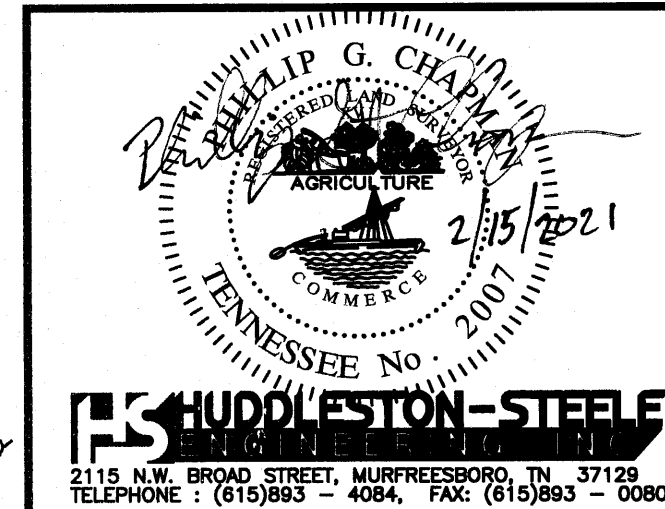


ZONED: RM
 FRONT SETBACK: 40'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
 N.T.S.

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



OWNER: JOE DANNY BARRETT
 AND RONNIE GENE BARRETT
 PROPERTY ADDRESS: ARMSTRONG VALLEY ROAD
 MURFREESBORO, TN 37129
 TAX MAP: 148, PARCEL: 1.00
 WILL BOOK: 70, PAGE: 23
 MAP NUMBER: 47149C0265H
 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.

AUCTION PLAT

BARRETT ESTATE

11th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
 Date: February 2021 Scale: 1"=100' Sheet 1 of 1