

**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.

DATE: 5-31-17  
 RECORD BOOK 1559, PAGE 2484  
 M. TAYLOR, THE MAPLES, INC. A TENNESSEE CORPORATION

**CERTIFICATE OF ACCURACY**  
 I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:100.00 OR GREATER AS SHOWN HEREON. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN, OR WILL BE, PLACED AS SHOWN TO THE SPECIFICATIONS OF THE CITY ENGINEER.

SEC. INC. 4-26-17  
 DATE: 5-31-17  
 REGISTERED SURVEYOR: David A. Parker  
 TENN. R.L.S. No. 2381

**CERTIFICATE OF THE APPROVAL OF STREETS AND DRAINAGE**  
 I HEREBY CERTIFY: (1) THAT STREETS, DRAINAGE STRUCTURES, DRAINAGE IMPROVEMENTS, AND STORMWATER QUALITY CONTROLS 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.

DATE: 5-31-17  
 CITY ENGINEER: Sam C. Henderson

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**  
 CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY WATER SERVICE JURISDICTION  
 I HEREBY CERTIFY THAT: (1) THE WATER LINES AND APPURTENANCES FOR THE WATER SYSTEM OF THE SUBDIVISION SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY CODES AND SPECIFICATIONS, OR THE SPECIFICATIONS OF THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY IF THEY ARE MORE STRINGENT, 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 CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY TO ASSURE COMPLETION OF SAME.

DATE: 5-31-17  
 CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY OFFICIAL: Sandra Hunter

**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 SUBSURFACE SEWAGE SYSTEM WILL BE PERMITTED SUBJECT TO THE APPROVAL OF THE RUTHERFORD COUNTY HEALTH DEPARTMENT.

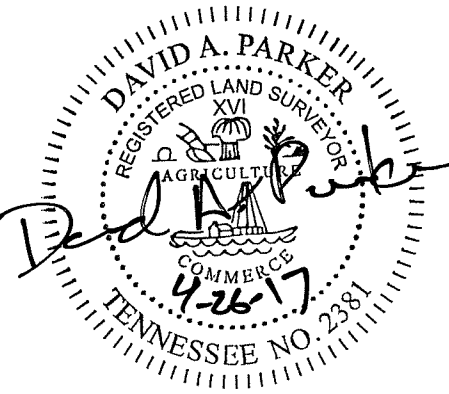
DATE: 6/1/2017  
 MURFREESBORO WATER AND SEWER OFFICIAL: Melissa A. Smith

**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.

DATE: 5-31-17  
 OFFICIAL: Cory Almond, MTEMC

**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 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 OF DEEDS PROVIDED THAT IT IS SO RECORDED WITHIN ONE YEAR OF THIS DATE.

DATE: 6-6-17  
 PLANNING COMMISSION SECRETARY: Mark P. Bl...



**LINE DATA**

LINE	BEARING	DISTANCE
L1	N83°21'41"E	16.81'
L2	N24°42'56"W	40.00'
L3	N55°25'36"W	40.00'

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	10°58'50"	370.00'	70.91'	35.98'	70.80'	N50°14'10"E
C2	10°39'28"	465.00'	86.50'	43.37'	86.37'	N50°53'51"E
C3	58°43'42"	30.00'	30.75'	16.88'	29.42'	N84°22'21"E
C4	19°15'49"	210.00'	70.61'	35.64'	70.27'	N54°42'39"E
C5	2°22'41"	250.00'	10.38'	5.19'	10.38'	S64°05'43"W
C6	1°48'01"	500.00'	15.71'	7.86'	15.71'	S53°40'24"W
C7	10°43'06"	535.00'	100.08'	50.19'	99.94'	S60°23'02"W
C8	10°58'50"	300.00'	57.49'	28.84'	57.41'	S60°14'10"W
C9	20°46'09"	500.00'	181.25'	91.63'	180.25'	N64°57'29"E
C10	19°15'49"	250.00'	84.05'	42.43'	83.66'	S65°42'39"W
C11	20°46'09"	460.00'	166.73'	84.30'	165.85'	S64°57'29"W
C12	18°04'37"	250.00'	78.88'	39.77'	78.55'	N74°19'22"E
C13	18°04'37"	210.00'	66.26'	33.41'	65.98'	S74°19'22"W

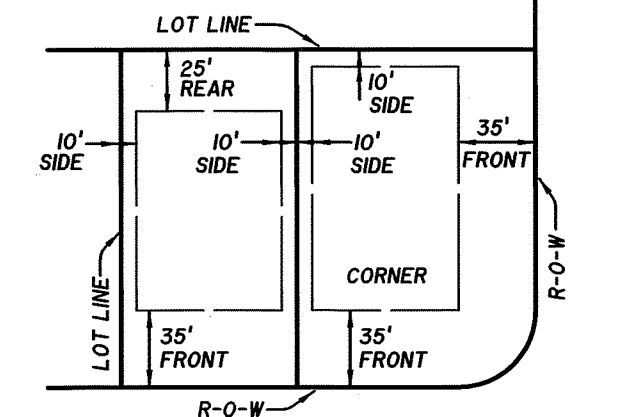
\* MINIMUM PAD ELEVATION AND MINIMUM FINISHED FLOOR ELEVATION

LOT NOS.	MIN. BLDG. PAD ELEV.	MIN. FIN. FLOOR ELEV.	REASON
93, 94	659.0	660.0	LOCAL DRAINAGE
95, 96, 97, 102	659.5	660.5	LOCAL DRAINAGE
101	659.9	660.9	LOCAL DRAINAGE
100	660.4	661.4	LOCAL DRAINAGE
103, 109	660.7	661.7	LOCAL DRAINAGE
99	660.8	661.8	LOCAL DRAINAGE
104	661.4	662.4	LOCAL DRAINAGE
98	661.5	662.5	LOCAL DRAINAGE
105	661.7	662.7	LOCAL DRAINAGE
108	661.9	662.9	LOCAL DRAINAGE
106	662.0	663.0	LOCAL DRAINAGE
107	662.5	663.5	LOCAL DRAINAGE

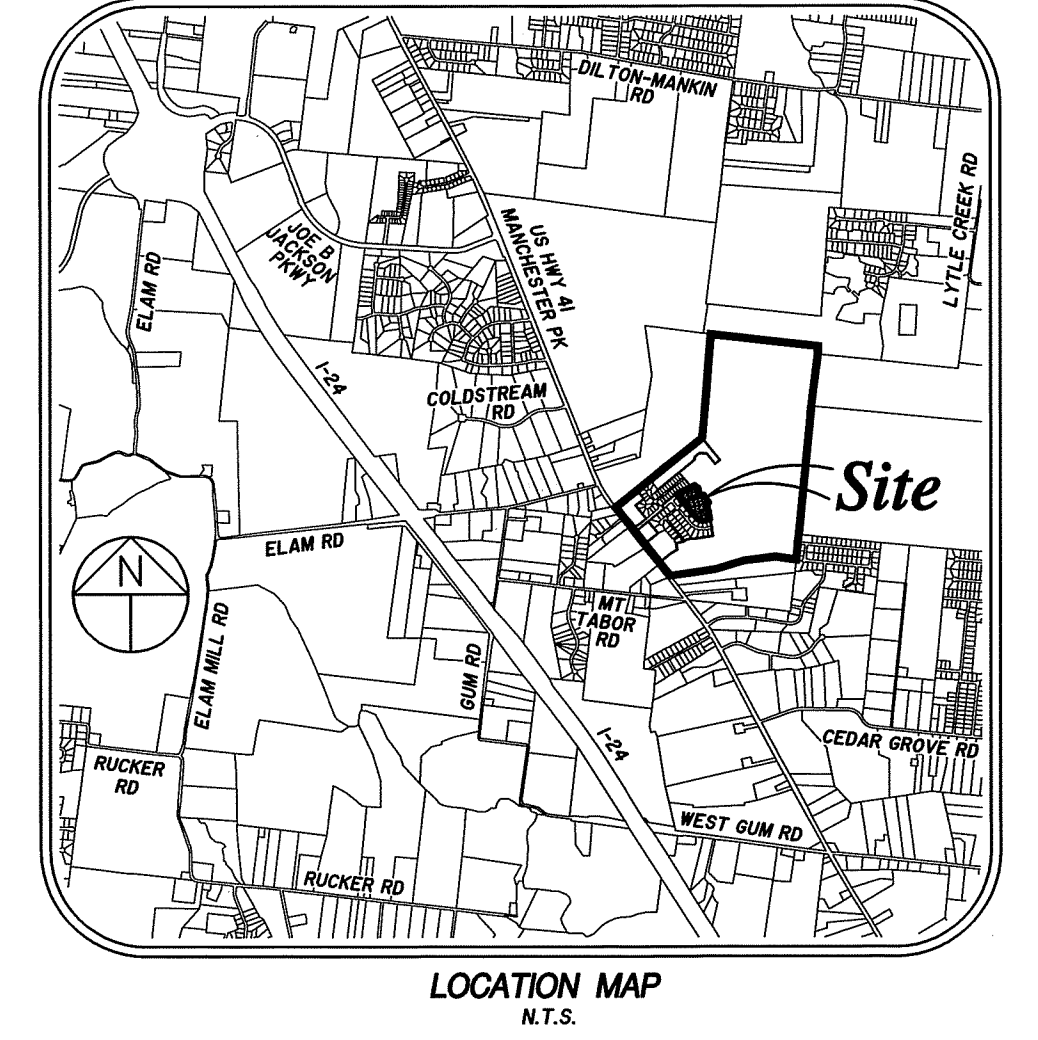
LOTS IN THE TABLE ABOVE ARE NOT IN A 100 YEAR F.E.M.A. FLOOD HAZARD AREA. MINIMUM PAD AND FINISHED FLOOR ELEVATIONS HAVE BEEN ESTABLISHED IN ORDER TO PROTECT THE HOMEOWNER FROM POSSIBLE HIGH WATER IN LOCAL DRAINAGE SYSTEMS.

- LEGEND**
- IRON PIN (FOUND)
  - IRON PIN SET (NEW)
  - CONC. MONUMENT (FOUND)

**ZONING NOTE:** A PORTION OF THIS PROPERTY LIES WITHIN A RS-8 ZONE, HOWEVER THE MAJORITY OF THE AFFECTED LOTS LIE WITHIN THE RS-12 ZONE AND WILL FOLLOW THE RS-12 REGULATIONS.



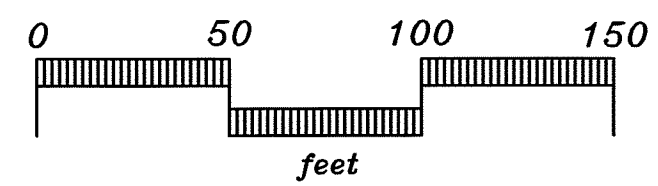
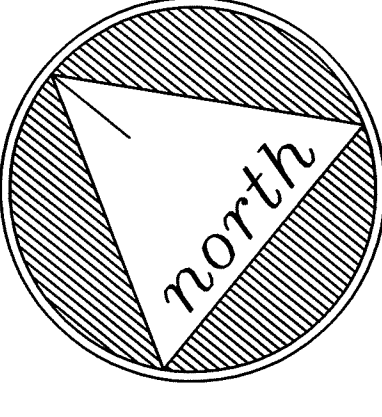
TYPICAL MINIMUM BUILDING SETBACKS FOR RS-12 ZONING N.T.S.



- GENERAL NOTES**
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 17 SINGLE FAMILY LOTS.
  - BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT (UGB-2) (NAD 83-36).
  - THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4745C0230 H, EFFECTIVE DATE JANUARY 5, 2003.
  - ANY MINIMUM FINISHED FLOOR ELEVATION (MIN. FFE) SHOWN INCLUDES THE MAIN BUILDING, GARAGES AND ACCESSORY STRUCTURES.
  - 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. THIS 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 COMPANIES.
  - NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
  - SUBJECT PROPERTY IS ZONED RS-8 & RS-12. A PORTION OF THIS PROPERTY LIES WITHIN A RS-8 ZONE, HOWEVER THE MAJORITY OF THE AFFECTED LOTS LIE WITHIN THE RS-12 ZONE AND WILL FOLLOW THE RS-12 REGULATIONS. MINIMUM BUILDING SETBACKS FOR THIS SITE: FRONT = 35 FT. / SIDE = 10 FT. / REAR = 25 FT. CORNER LOTS HAVE 2 FRONTS AND 2 SIDES.
  - THE SOILS 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 ADEQUATE.
  - 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 FLOODING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
  - PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS MIDDLE TENNESSEE ELECTRIC, NATURAL GAS COMPANIES, AT&T, ADVERTISED UTILITY DISTRICT, CABLEVISION SERVICES AND OTHERS.
  - UNDER THE CURRENT ADOPTED PLUMBING CODE, THE CITY OF MURFREESBORO REQUIRES THE MINIMUM FLOOR ELEVATION (M.F.E.) TO BE SET AT OR ABOVE THE TOP OF CASTING ELEVATION OF THE NEAREST MANHOLE THAT IS UPSTREAM OF THE SEWER SERVICE. AN ALTERNATE TO THIS REQUIREMENT SHALL BE TO INSTALL A BACKFLOW VALVE PER THE PLUMBING CODE AND EXECUTE AND RECORD A RELEASE OF INDEMNIFICATION AGAINST THE CITY OF MURFREESBORO WITH REGARDS TO THE SANITARY SEWER CONNECTION. THE HOME BUILDER AND/OR OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THIS REQUIREMENT.
  - ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED TO ADJOINING PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OR CONSULTATION.
  - THE STREETS IDENTIFIED ON THIS PLAN MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
  - EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
  - A MANDATORY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF APPROVAL IN ORDER TO MEET OBLIGATIONS ESTABLISHED BY THE DEVELOPER.
  - ANY COMMON AREAS IN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN.
  - PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY LOT IN THIS SUBDIVISION, THE OWNER SHALL POST A BUILDING PERMIT SURETY IN AN AMOUNT TO BE DETERMINED BY THE CITY ENGINEER TO ASSURE CONSTRUCTION OF LOT INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRAINAGE IMPROVEMENTS, OR CONSTRUCTION OF WATER QUALITY ELEMENTS. SUCH CONSTRUCTION SHALL BE COMPLETED WITHIN NINE (9) MONTHS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
  - NO DRIVEWAY/VEHICULAR ACCESS IS PERMITTED TO MAPLES FARM DRIVE FROM LOTS 93-97.
  - A "NO-FILL" CERTIFICATION BY A REGISTERED ENGINEER LICENSED BY THE STATE OF TENNESSEE WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE CONSTRUCTED UPON ANY LOT OR LOTS THAT EXTEND INTO A REGULATORY FLOODWAY OR AREA OF POOLING WATER.
  - PROPERTY IS WITHIN THE BUCHANAN/ELAM SEWER ASSESSMENT DISTRICT.
  - THIS SITE CONTAINS POST-CONSTRUCTION BEST MANAGEMENT PRACTICES UTILIZED IN TREATING STORMWATER RUNOFF IN ORDER TO COMPLY WITH MURFREESBORO CITY CODE. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED WITH THIS PROPERTY AND OBLIGATES ALL SUBSEQUENT OWNERS TO ADHERE TO THE STORMWATER MAINTENANCE PLAN ON FILE WITH THE CITY OF MURFREESBORO.

**LOT AREAS**

LOT	SQ. FT.	ACRES
93	12,661	0.291
94	13,007	0.299
95	12,763	0.293
96	12,960	0.298
97	14,519	0.333
98	15,174	0.348
99	12,027	0.276
100	12,044	0.276
101	12,198	0.280
102	12,069	0.277
103	13,291	0.305
104	12,049	0.277
105	12,215	0.280
106	12,252	0.281
107	12,337	0.283
108	12,848	0.295
109	18,624	0.428



**FINAL PLAT**

Section 3  
**The Maples**  
 Subdivision

CITY OF MURFREESBORO, TENNESSEE  
 18th CIVIL DISTRICT OF RUTHERFORD COUNTY

**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
 ENGINEERING • SURVEYING • LAND PLANNING  
 LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129  
 PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE: 12-15-16	FILE: MAPLES3PLAT	DRAWN BY: ACAD/JWG	SCALE: P = 50'	SHEET 1 OF 1
1522	REV: 4-8-17				