

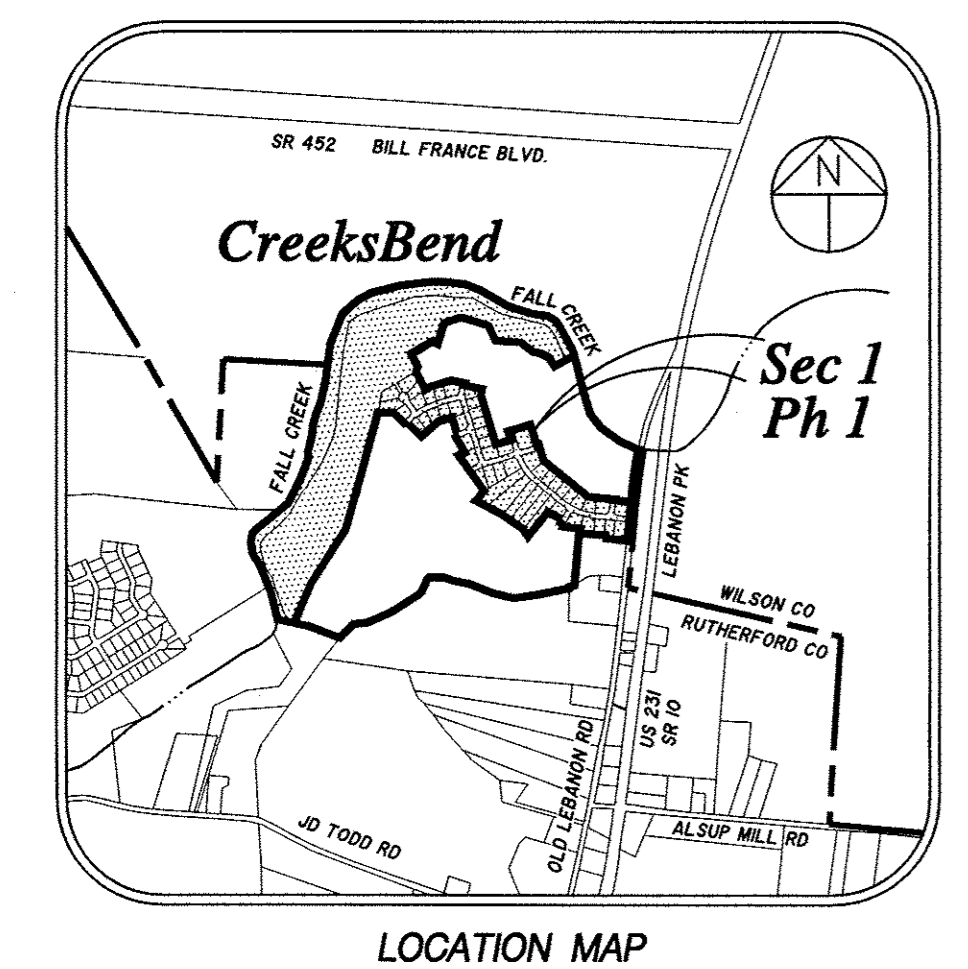
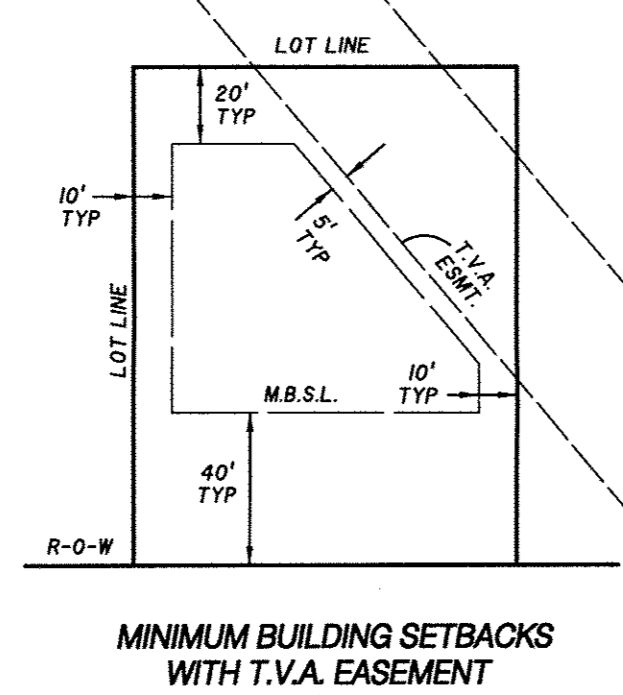
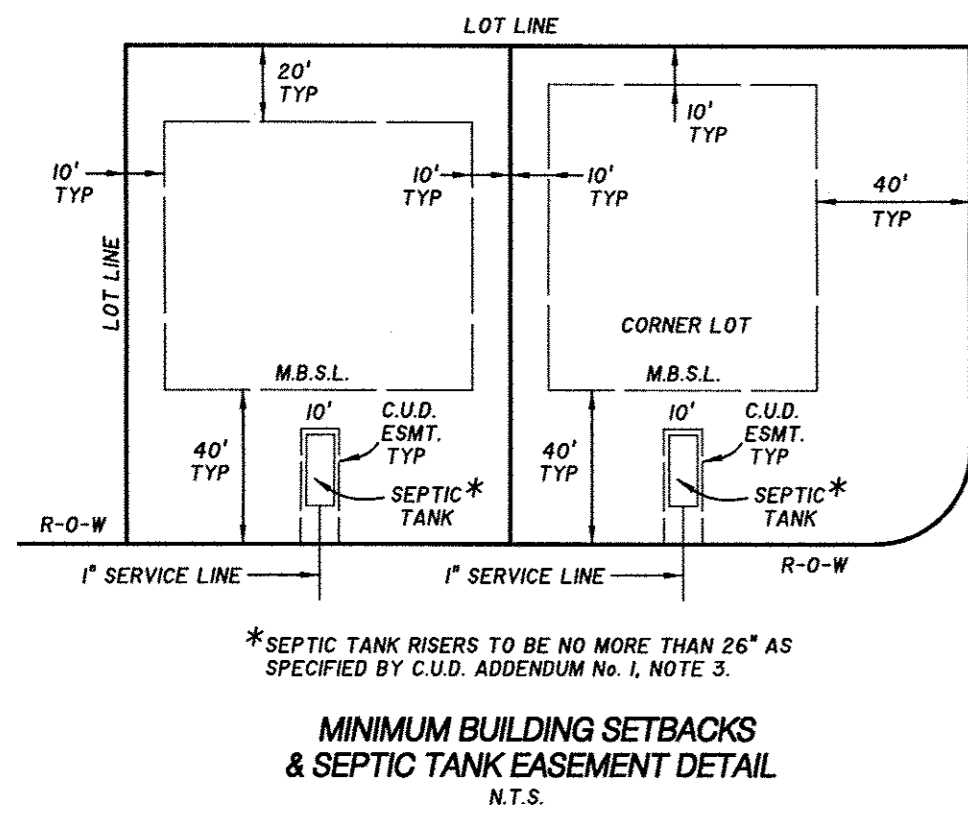
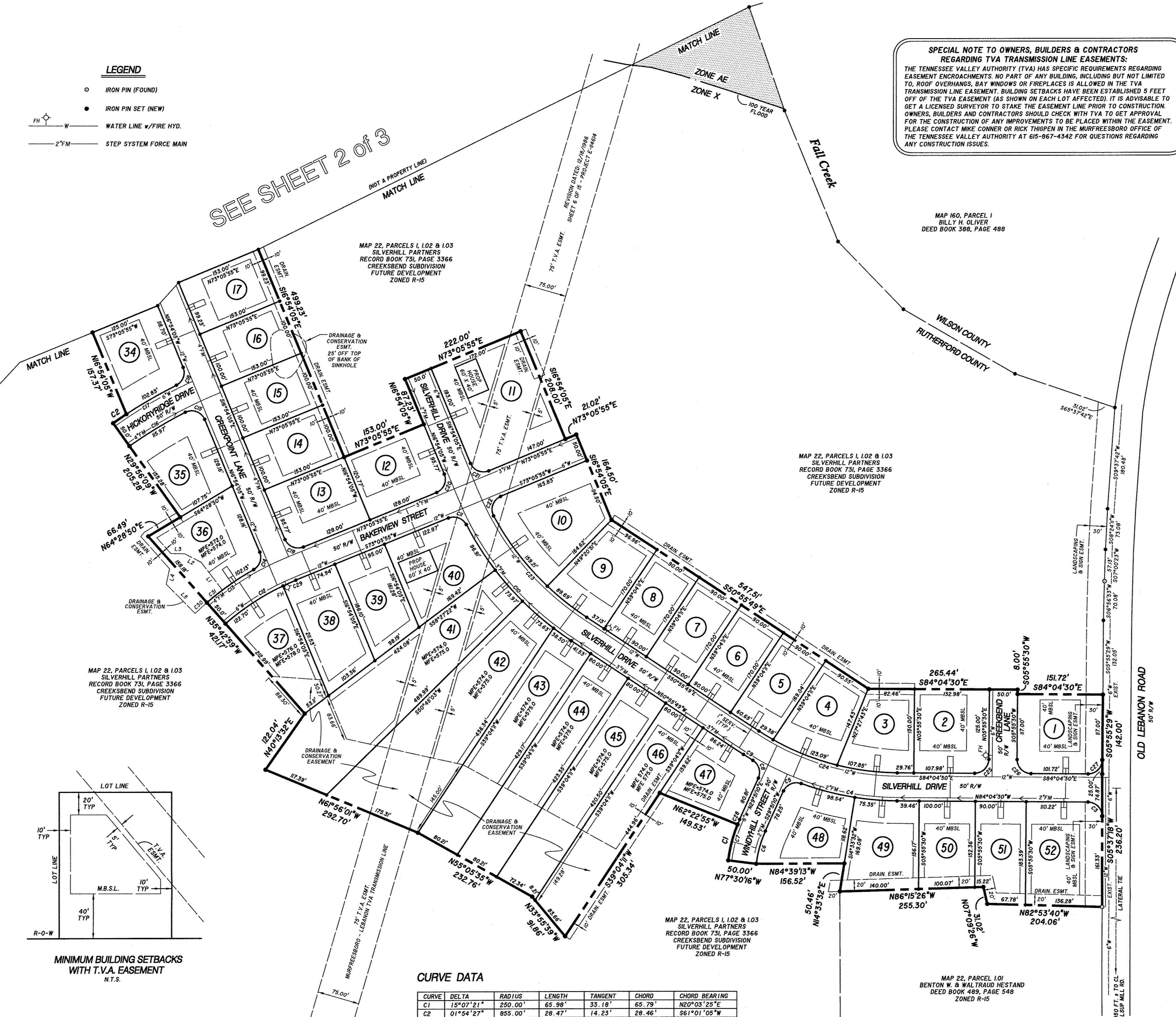
GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE PHASE ONE OF SECTION ONE, WHICH CONSISTS OF 52 SINGLE FAMILY LOTS, THE ENTIRE S.T.E.P. SYSTEM LOT TO BE DEEDED TO CONSOLIDATED UTILITY DISTRICT AND COMMON AREA ADJACENT TO FALL CREEK, FOR THE BENEFIT OF ALL HOMEOWNERS IN CREEKS BEND SUBDIVISION.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENT UG802-615 & UG802-615AZ. (NAD 83-94)
- THIS PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY IN THE 100 YEAR FLOOD, PER ELEVATIONS TAKEN FROM FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP No. 4749C0045H AND 4749C0063H, DATED JANUARY 5, 2007.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT FLOODING 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 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.
- 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. THESE UTILITIES WILL PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM THAT IS NOTIFIED BY CALLING TOLL FREE 1-800-351-8111.
- 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 ADEQUATE.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 5 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 5 DAYS TO THE 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 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.
- 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.
- PROPERTY IS CURRENTLY ZONED R-15. ALL PROPERTY ADJACENT TO THIS SUBDIVISION IN RUTHERFORD COUNTY IS CURRENTLY ZONED R-15.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: FRONT = 40 FT. / SIDE = 10 FT. / REAR = 20 FT.
- A SIGN NOTIFYING THE PUBLIC THAT THIS SUBDIVISION IS SERVICED BY A DECENTRALIZED SEWER SYSTEM SHALL BE PLACED AND MAINTAINED BY THE DEVELOPER UNTIL ALL HOMES ARE BUILT AND OCCUPIED.
- C.U.D. ACCESS TO THE SEPTIC TANK SHALL BE UNENCUMBERED BY FENCING OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE SEPTIC TANK LOCATION. THIS EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE SEPTIC TANK. SEE SEPTIC TANK EASEMENT DETAIL.
- SEPTIC TANKS SHALL BE SET ONLY AFTER THE BUILDING FOUNDATION HAS BEEN STARTED AND FINISHED YARD GRADE AT THE TANK CAN BE DETERMINED. TANK RISERS SHALL BE BETWEEN 18" AND 26" INCHES HIGH FROM THE TOP OF THE TANK.
- WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT CONSOLIDATED UTILITY DISTRICT (C.U.D.) FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
- LOT 53 IS TO BE DEEDED TO CONSOLIDATED UTILITY DISTRICT FOR OPERATION AND MAINTENANCE OF THE S.T.E.P. SYSTEM.
- THE 75 FT. T.V.A. EASEMENT DEPICTED HEREON IS BASED ON FIELD LOCATED EVIDENCE OF RECOVERED POLE BASES AND POLE EXCAVATIONS WHICH WERE COMPARED TO T.V.A. PROJECT DRAWINGS. ALL OF SAID LOCATION DATA WAS PROVIDED TO T.V.A. AND REVIEWED ACCORDINGLY.

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- WATER LINE W/FIRE HYD.
- STEP SYSTEM FORCE MAIN

PECIAL NOTE TO OWNERS, BUILDERS & CONTRACTORS REGARDING T.V.A. TRANSMISSION LINE EASEMENTS:
 THE TENNESSEE VALLEY AUTHORITY (TVA) HAS SPECIFIC REQUIREMENTS REGARDING EASEMENT ENCROACHMENTS. NO PART OF ANY BUILDING, INCLUDING BUT NOT LIMITED TO, ROOF OVERHANGS, BAY WINDOWS OR FIREPLACES IS ALLOWED IN THE T.V.A. TRANSMISSION LINE EASEMENT. BUILDING SETBACKS HAVE BEEN ESTABLISHED 5 FEET OFF OF THE T.V.A. EASEMENT (AS SHOWN ON EACH LOT AFFECTED). IT IS ADVISABLE TO GET A LICENSED SURVEYOR TO STAKE THE EASEMENT LINE PRIOR TO CONSTRUCTION. OWNERS, BUILDERS AND CONTRACTORS SHOULD CHECK WITH TVA TO GET APPROVAL FOR THE CONSTRUCTION OF ANY IMPROVEMENTS TO BE PLACED WITHIN THE EASEMENT. PLEASE CONTACT MIKE CONNER OR RICK THOMPEN IN THE MURFREESBORO OFFICE OF THE TENNESSEE VALLEY AUTHORITY AT 615-867-4342 FOR QUESTIONS REGARDING ANY CONSTRUCTION ISSUES.



LOT AREAS

LOT	SQ. FT.	ACRES
1	21,276	0.488
2	19,813	0.455
3	16,320	0.375
4	17,043	0.391
5	15,291	0.351
6	15,300	0.351
7	15,300	0.351
8	15,300	0.351
9	18,960	0.433
10	16,953	0.619
11	35,642	0.818
12	18,344	0.421
13	18,344	0.421
14	15,300	0.351
15	15,300	0.351
16	15,300	0.351
17	15,182	0.349
34	18,415	0.423

LINE DATA

LINE	BEARING	DISTANCE
L1	N51°38'31"W	62.31'
L2	N57°17'09"W	32.95'
L3	N83°32'19"W	24.03'
L4	S17°33'35"W	27.99'
L5	S36°58'26"E	73.20'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	15°07'21"	250.00'	65.98'	33.18'	65.79'	N20°03'25"E
C2	01°54'27"	855.46'	28.47'	14.23'	28.46'	S61°01'05"W
C3	89°41'48"	25.00'	39.14'	24.87'	35.26'	N39°13'36"W
C4	19°55'32"	500.00'	173.88'	87.83'	173.91'	N44°06'44"W
C5	89°59'52"	25.00'	37.52'	23.31'	34.10'	S72°51'06"W
C6	17°21'26"	200.00'	60.59'	30.53'	60.36'	S21°10'27"W
C7	17°21'26"	250.00'	75.73'	38.16'	75.45'	N21°10'27"E
C8	83°04'07"	25.00'	36.25'	22.14'	33.15'	N11°40'54"W
C9	02°17'08"	500.00'	19.96'	9.97'	19.94'	N52°04'23"W
C10	29°28'55"	550.00'	283.01'	144.71'	279.89'	N54°17'29"W
C11	85°27'11"	25.00'	37.29'	23.09'	33.92'	N64°10'30"W
C12	18°48'54"	450.00'	147.77'	74.56'	147.11'	S63°41'28"W
C13	11°42'11"	500.00'	102.13'	51.24'	101.95'	N60°08'06"E
C14	82°53'17"	25.00'	36.17'	22.07'	33.09'	N24°32'33"E
C15	94°48'49"	25.00'	41.36'	27.18'	36.80'	N64°17'29"W
C16	08°15'15"	805.00'	115.97'	58.09'	115.97'	S64°11'29"W
C17	08°47'54"	855.00'	131.30'	65.78'	131.17'	N64°27'48"E
C18	85°45'51"	25.00'	37.42'	23.22'	34.02'	N25°58'50"E
C19	90°00'00"	25.00'	39.27'	25.00'	35.36'	S61°54'05"E
C20	90°00'00"	25.00'	39.27'	25.00'	35.36'	N28°05'55"E
C21	90°00'00"	25.00'	39.27'	25.00'	35.36'	S61°54'05"E
C22	95°30'25"	25.00'	41.67'	27.53'	37.01'	S25°20'43"W
C23	28°31'19"	500.00'	248.90'	127.09'	246.34'	S36°40'09"E
C24	33°08'41"	450.00'	260.32'	133.92'	258.70'	S67°30'10"E
C25	90°00'00"	25.00'	39.27'	25.00'	35.36'	N50°55'30"E
C26	90°00'00"	25.00'	39.27'	25.00'	35.36'	S39°04'30"E
C27	90°00'00"	25.00'	39.27'	25.00'	35.36'	N50°55'30"E
C28	02°14'05"	250.00'	9.75'	4.88'	9.75'	N28°44'07"E
C29	03°15'32"	450.00'	25.07'	12.54'	25.07'	N71°30'09"E
C30	03°15'32"	500.00'	14.22'	7.11'	14.22'	N52°39'17"E
C31	04°04'28"	500.00'	35.56'	17.79'	35.55'	N56°19'15"E

OWNER/DEVELOPER:
 SILVERHILL PARTNERS, LLC
 CONTACT: JOHN T. HOLLOWAY
 107 VIRGINIA AVENUE
 MURFREESBORO, TN 37130
DEED REFERENCE:
 RECORD MAP 731, P. 6, 3366, R.O.R.C.
 PROPERTY MAP 22, PARCELS 1, 02 & 103

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.

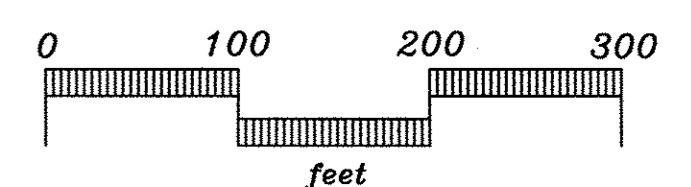
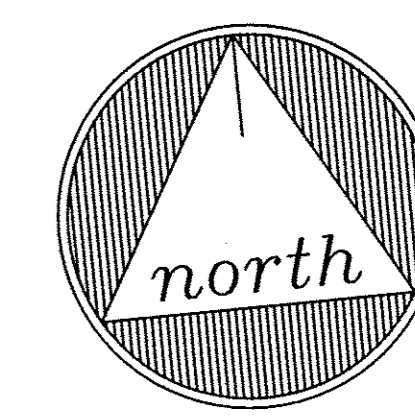
CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RUTHERFORD COUNTY TENNESSEE PLANNING COMMISSION, THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 100,000 OR GREATER, AND THAT MONUMENTS HAVE BEEN/WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.

RESIDENTIAL FIRE SPRINKLER CERTIFICATE
 CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY
 CONSOLIDATED UTILITY DISTRICT CAN ADEQUATELY SERVE THE DEVELOPMENT OF CREEKS BEND SUBDIVISION, SECTION I, PHASE I FOR DOMESTIC WATER SERVICE. ADEQUATE FIRE PROTECTION CAN NOT BE OBTAINED THROUGH FIRE HYDRANTS TO BE INSTALLED AND CONSOLIDATED UTILITY DISTRICT REQUIRES ALL OCCUPIED STRUCTURES, INCLUDING DETACHED GARAGES, CONSTRUCTED WITHIN THIS DEVELOPMENT BE PROTECTED BY INDEPENDENT FIRE SPRINKLER SYSTEMS. INSTALLATION CRITERIA FROM THE STATE FIRE MARSHAL'S OFFICE AND CONSOLIDATED UTILITY DISTRICT MUST BE MET. INSPECTION AND APPROVAL OF EACH STRUCTURE CONSTRUCTED WILL BE COMPLETED BY THE LOCAL BUILDING CODE AUTHORITY WITH JURISDICTION. RESIDENTIAL FIRE SPRINKLER SYSTEMS WILL REQUIRE A ONE INCH METER INSTALLATION.

CERTIFICATION OF APPROVAL OF STEP SYSTEM
 I HEREBY CERTIFY THAT THIS PLAT ENTITLED "CREEKS BEND, SECTION I, PHASE I" HAS BEEN RECEIVED BY CONSOLIDATED UTILITY DISTRICT FOR REVIEW AND SOIL ANALYSIS. DESIGN AND CONSTRUCTION WILL MEET CONSOLIDATED UTILITY DISTRICT'S SPECIFICATIONS. CONSTRUCTION WILL NOT START UNTIL A NOTICE TO PROCEED IS GIVEN BY CONSOLIDATED UTILITY DISTRICT.

CERTIFICATE OF APPROVAL OF ELECTRIC POWER
 MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEC. NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEC'S REQUIREMENTS HAVE BEEN MET.

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.



Sheet 1 of 3
FINAL PLAT
 Section I, Phase I
Creeks Bend
 SUBDIVISION
 5th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

SITE DATA FOR SECTION I, PHASE I
 TOTAL AREA = 89.489 ACRES
 TOTAL NO. LOTS = 54
 AREA IN 52 BUILDABLE LOTS = 25.018 ACRES
 AREA IN C.U.D. LOT = 44.562 ACRES
 AREA IN COMMON AREA LOT = 14.839 ACRES
 AREA IN RIGHT-OF-WAY = 5.070 ACRES
 ZONING = R-15

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

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

PROJ. # 05258 DATE: 7-27-07 FILE: CBSIPLATI DRAWN BY: ACAD/JWG SCALE: 1" = 100' SHEET 1 OF 3