

**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 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 CONDUITS, 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 1-800-351-3111.
- 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.
- 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, SHOALS, UNDERGROUND STREAMS OR CHANNELS, OR WEATHER STREAM BEDS OR FLOODWAYS.
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN THE 100 YEAR FLOODPLAIN, PER FEMA FIRM MAP NO. 47149C045 H, EFFECTIVE DATE JANUARY 5, 2007.
- MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE:  
FRONT = 40 FT.  
SIDE = 10 FT.  
REAR = 20 FT.
- PROPERTY IS CURRENTLY ZONED R-15.  
ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED R-15.
- BEING THE SAME PROPERTY CONVEYED TO RCK JOINT VENTURE, IN RECORD BOOK 627, PAGE 2362, REGISTERS OFFICE OF RUTHERFORD COUNTY, TN.
- BEARING SYSTEM IS BASED ON STATE PLANE COORDINATES TIED TO THE CITY OF MURFREESBORO URBAN GROWTH BOUNDARY MONUMENTS.
- ALL FIRE HYDRANTS SHALL BE PLACED IN COORDINATION WITH CONSOLIDATED UTILITY DISTRICT.
- LOCATION OF PROPOSED RIGHT OF WAY FOR CHERRY LANE TAKEN FROM APPROVED ROADWAY PLANS BY WISER CO.
- NO ACCESS IS ALLOWED TO CHERRY LANE FROM LOTS 8-15.  
NO ACCESS IS ALLOWED TO LEANNA ROAD FROM LOTS 1 & 15.

**\*MIN. PAD ELEVATION REQUIRED**

LOT NOS.	MIN. BLDG. PAD ELEV.
12-14	575.0

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	88°30'49"	25.00'	39.62'	24.36'	34.89'	S52°37'36"W
C2	16°38'41"	1004.93'	291.94'	147.00'	290.91'	S88°33'40"W
C3	91°22'47"	25.00'	39.87'	25.61'	35.78'	N37°27'33"W
C4	240°00'00"	50.00'	209.44'	86.60'	86.60'	N36°51'03"E
C5	60°00'00"	30.00'	52.36'	28.87'	50.00'	S33°08'57"E
C6	88°28'52"	25.00'	38.61'	24.35'	34.88'	N52°36'57"E

**LOT AREAS**

LOT NO.	LOT SQ.FT.	LOT ACRES	SOILS AREAS	
			SQ.FT. TOTAL	SQ.FT. 45/60 MPI
1	42,348	0.972	9,928	9,928
2	37,962	0.871	10,973	8,063
3	32,630	0.749	9,877	4,898
4	30,488	0.700	9,435	9,435
5	32,673	0.750	13,366	10,397
6	32,206	0.739	11,609	11,567
7	47,943	1.101	15,689	12,319
8	80,616	1.862	10,955	5,400
9	26,453	0.607	10,262	5,382
10	21,458	0.493	7,779	7,779
11	23,259	0.534	8,626	4,250
12	27,193	0.624	9,109	4,938
13	22,045	0.506	7,350	7,350
14	25,725	0.591	6,665	6,665

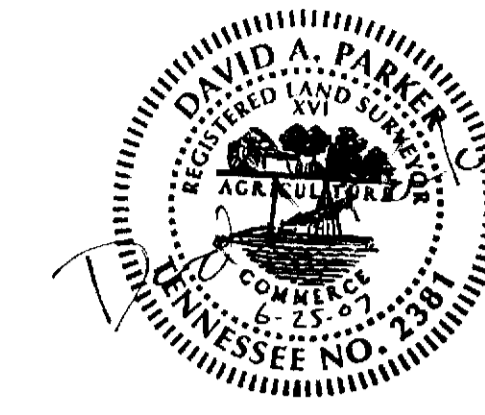
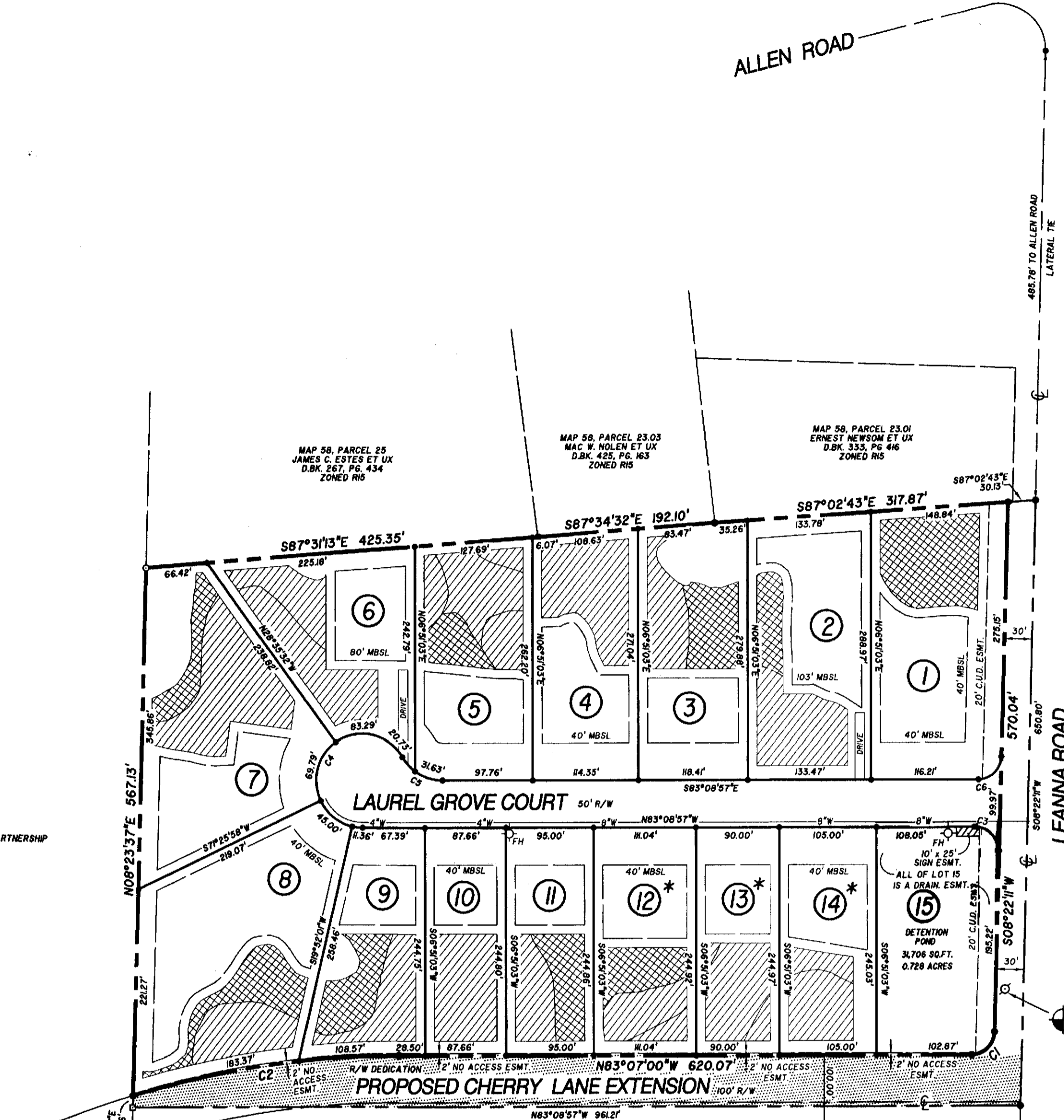
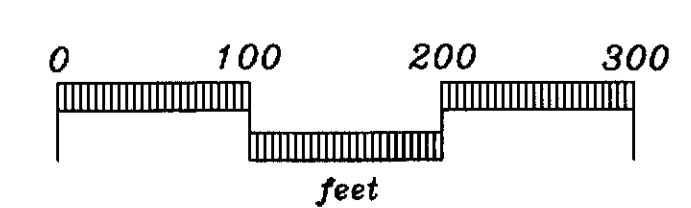
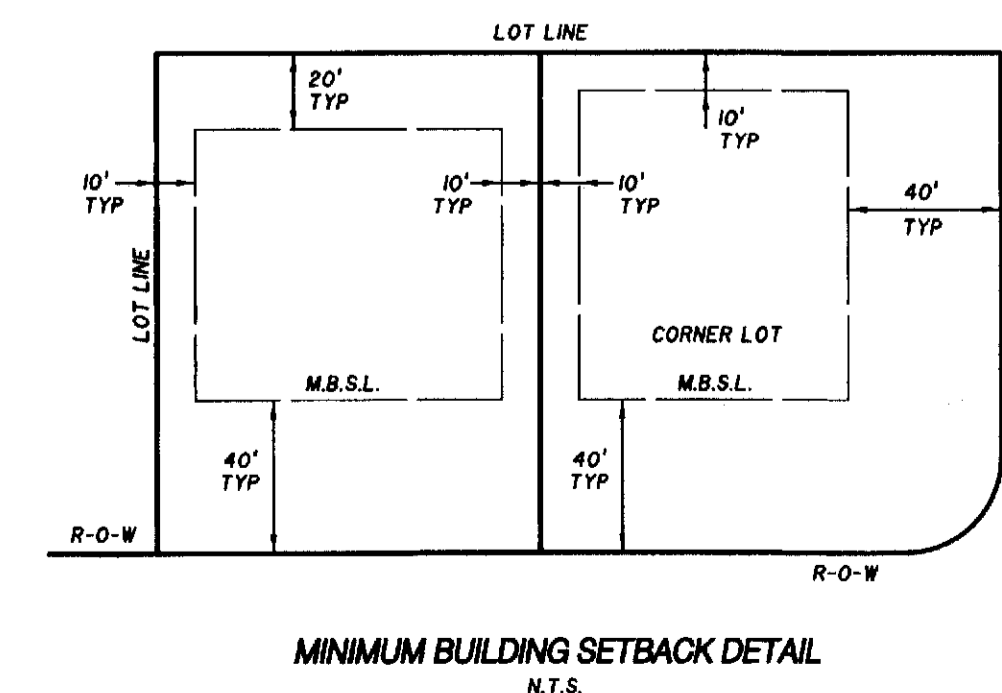
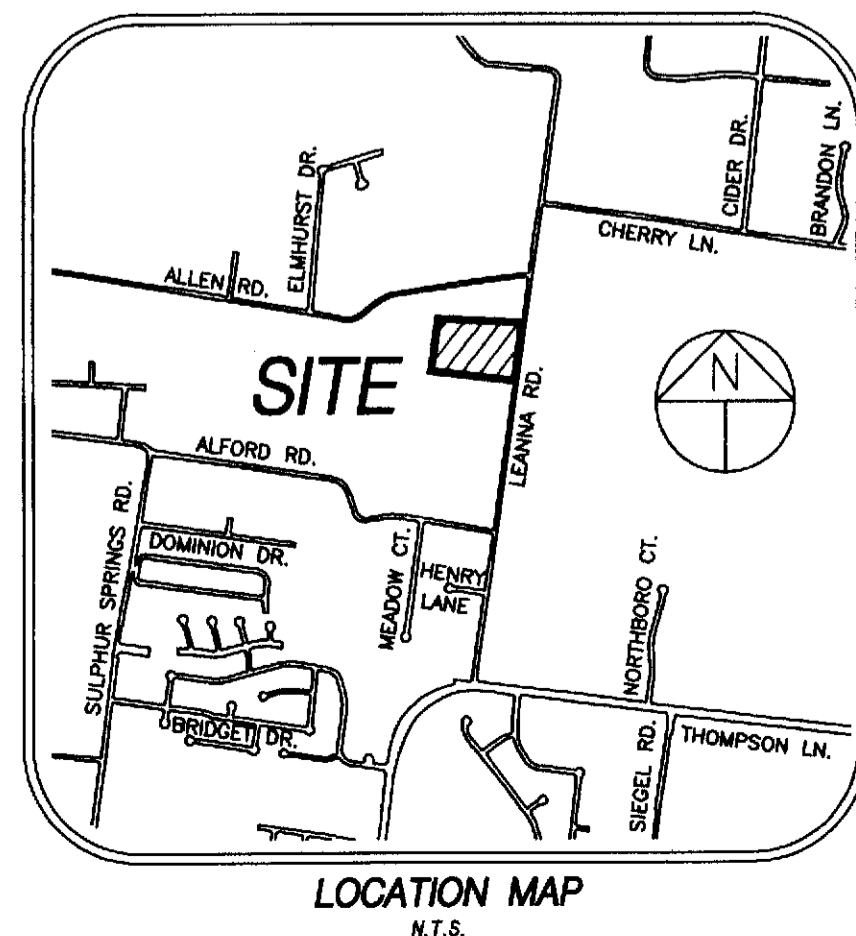
**LEGEND**

- IRON PIN (FOUND)
  - IRON PIN SET (NEW)
  - CONC. MONUMENT (FOUND)
- 1" = 8' W - WATER LINE w/FIRE HYD.

**SOILS LEGEND**

- 30/45/60 MPI SOILS ARE SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS.
- 75 MPI SOILS ARE MARGINALLY SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS.

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION NOTES:  
 1. LOTS 10 - 14 ARE APPROVED FOR 3 BEDROOMS.  
 LOTS 1, 2, 3, 4, 5, 6, 8 & 9 ARE APPROVED FOR 4 BEDROOMS.  
 LOT 7 IS APPROVED FOR 5 BEDROOMS.  
 2. SHADED AREAS ARE RESERVED FOR SUBSURFACE SEWAGE DISPOSAL ONLY. KEEP ALL BUILDINGS, DRIVEWAYS AND UNDERGROUND UTILITIES OUTSIDE THE SHADED SOILS AREAS. ANY ENCROACHMENT OF THESE AREAS MAY VOID LOT APPROVAL.



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: 6-26-07  
 RCK JOINT VENTURE  
 RECORD BOOK 627, PAGE 2362  
 HOMEOWNER'S ASSOCIATION  
 RECORD BOOK 767, PAGE 2557  
 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 GREATER THAN 1/10,000, AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.  
 DATE: 6-25-07  
 TENN. R.L.S. # 2381  
 REGISTERED SURVEYOR

CERTIFICATE FOR APPROVAL OF WATER  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "LIVINGSTONE 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: 6-26-07  
 CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

CERTIFICATE FOR APPROVAL OF ELECTRIC POWER  
 MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC. NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET.  
 DATE: 6-25-07  
 POWER SYSTEM OFFICIAL

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS  
 GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS PROPOSED HEREON AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED AND/OR ATTACHED RESTRICTION. BEFORE THE INITIATION OF CONSTRUCTION, THE LOCATION OF THE HOUSE OR OTHER STRUCTURES AND PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL SHALL BE APPROVED BY THE LOCAL HEALTH AUTHORITY.  
 DATE: June 27, 07  
 LOCAL HEALTH AUTHORITY

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.  
 DATE: 7-9-07  
 CHAIRMAN, PLANNING COMMISSION

LOTS 10 - 14 ARE APPROVED FOR 3 BEDROOMS.  
 LOTS 1, 2, 3, 4, 5, 6, 8 & 9 ARE APPROVED FOR 4 BEDROOMS.  
 LOT 7 IS APPROVED FOR 5 BEDROOMS.  
 DATE: 8-13-07  
 SECRETARY, PLANNING COMMISSION

**OWNER/DEVELOPER:**  
 RCK JOINT VENTURE  
 CONTACT: MIKE HUDSON  
 2611 SALEM CREEK BLVD.  
 MURFREESBORO, TN 37128  
**DEED REFERENCE:**  
 RECORD BOOK 627, PG. 2362, R.O.R.C.  
 TAX MAP 58, PARCEL 24  
**SITE DATA:**  
 TOTAL AREA = 13.592 ACRES  
 AREA IN IS LOTS = 11.827 ACRES  
 AREA IN RIGHT-OF-WAY = 2.465 ACRES  
 ZONING = R-15

Jennifer M Gerhart, Register  
 Rutherford County Tennessee  
 Rec #: 827594  
 Rec'd: 13.00 Instrument #: 1515694  
 State: 0.00  
 Clerk: 0.00 Recorded  
 EDP: 2.00 8/14/2007 at 2:01 PM  
 Total: 17.00 Plat Cabinet 32 Pgs 245-245

I hereby certify that this plat has been reviewed and payment received for the Rutherford County Development Tax.  
 Tax Certificate No. 1701 AN 8-13-07  
 Rutherford County Regional Planning Commission

**FINAL PLAT**  
**LIVINGSTONE**  
**SUBDIVISION**  
 9th CIVIL DISTRICT, RUTHERFORD COUNTY, TENNESSEE

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

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET I
06166	05-31-07	LIVINGSTONEPLAT	ACAD/LP	1" = 100'	OF 1