

**GENERAL NOTES**

- THE PURPOSE OF THIS RECORDING IS TO CREATE 61 SINGLE FAMILY RESIDENTIAL BUILDING LOTS WITHIN THE PUCKETT STATION PLANNED RESIDENTIAL DISTRICT.
- BEARING SYSTEM IS BASED ON STATE PLANE COORDINATES TIED TO THE CITY OF MURFREESBORO GROWTH BOUNDARY MONUMENTS UG802-208 & UG802-208AZ. HORIZONTAL DATUM NAD 83-96.
- A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, IN THE 100 YEAR FLOOD PLAIN AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0255H, EFFECTIVE DATE JANUARY 5, 2007.
- SUBJECT PROPERTY IS A PORTION OF PARCEL 46 & 46.05 AS SHOWN ON RUTHERFORD COUNTY PROPERTY MAP 78.
- 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. THE 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 COMPANY.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
- SUBJECT PROPERTY IS ZONED P.R.D. MINIMUM BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE AS FOLLOWS:  
 LOTS 1-42: FRONT = 20', REAR = 5', SIDE = 5'  
 LOTS 43-81: FRONT = 25', REAR = 5', SIDE = 25'
- ANY MINIMUM FINISHED FLOOR ELEVATION (MINFFE) SHOWN ARE DUE TO THE 100 YEAR FLOOD AND INCLUDES THE MAIN BUILDING, GARAGES, AND ACCESSORY STRUCTURES.
- ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJOINING PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OR CONSULTATION.
- 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 GEOTECHNIC 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 SATISFACTORY GRADING AND DRAINAGE PLAN WHICH CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE BUILDING, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 10FT. PUBLIC UTILITY EASEMENTS AS SHOWN ARE INTENDED FOR NON-EXCLUSIVE USE BY UTILITIES SUCH AS BELL SOUTH TELECOMMUNICATIONS, MURFREESBORO ELECTRIC DEPARTMENT, CABLE TELEVISION SERVICES AND OTHERS.
- ANY HOUSE OR STRUCTURE WITH A BUILDING DRAIN TO THE PUBLIC SANITARY SEWER WITH A FLOOR ELEVATION AT ANY POINT BELOW THE ELEVATION OF THE CENTER OF THE STREET MAY BE SUBJECT TO MURFREESBORO CITY CODE SECTION 33-35(i)(v) WHICH REQUIRES THE OWNER(S) TO EXECUTE A RELEASE AND INDEMNIFICATION AGREEMENT IN FAVOR OF THE CITY AS A PREREQUISITE TO CONNECTING TO WATER AND/OR SEWER SERVICES.
- MAINTENANCE OF ALL COMMON AREAS, INCLUDING ANY LANDSCAPING IN THE ROUNDABOUT AREA, IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR PUCKETT STATION.

**CURVE DATA**

| CURVE | DELTA      | RADIUS   | LENGTH  | TANGENT | CHORD   | CHORD BEARING |
|-------|------------|----------|---------|---------|---------|---------------|
| C1    | 144°15'02" | 373.00'  | 92.03'  | 46.28'  | 91.79'  | S82°28'42"E   |
| C2    | 15°54'10"  | 430.00'  | 119.35' | 60.06'  | 118.97' | N84°37'08"W   |
| C3    | 02°49'16"  | 480.00'  | 23.63'  | 11.82'  | 23.63'  | N71°41'57"W   |
| C4    | 05°47'03"  | 675.00'  | 68.14'  | 34.10'  | 68.11'  | S86°48'01"W   |
| C5    | 59°51'22"  | 50.11'   | 52.35'  | 28.85'  | 50.00'  | S53°54'30"W   |
| C6    | 61°52'59"  | 100.21'  | 108.21' | 60.06'  | 103.03' | N54°44'33"E   |
| C7    | 59°57'06"  | 30.00'   | 52.32'  | 28.84'  | 49.98'  | S56°14'30"W   |
| C8    | 11°40'49"  | 690.00'  | 140.66' | 70.59'  | 140.42' | S82°30'27"E   |
| C9    | 120°32'49" | 50.00'   | 105.20' | 87.57'  | 86.84'  | N31°22'43"E   |
| C10   | 86°46'38"  | 25.00'   | 37.86'  | 23.63'  | 34.35'  | N72°17'00"W   |
| C11   | 27°19'27"  | 170.00'  | 81.07'  | 41.32'  | 80.31'  | N77°59'25"E   |
| C12   | 11°40'49"  | 600.00'  | 101.93' | 51.14'  | 101.72' | S82°30'27"E   |
| C13   | 11°40'49"  | 460.00'  | 93.77'  | 47.05'  | 93.61'  | S82°30'27"E   |
| C14   | 25°16'31"  | 130.00'  | 57.35'  | 29.15'  | 56.88'  | N79°00'53"E   |
| C15   | 88°41'51"  | 25.00'   | 38.70'  | 24.44'  | 34.95'  | N22°01'42"E   |
| C16   | 23°58'22"  | 175.00'  | 73.22'  | 37.15'  | 72.69'  | S10°20'02"E   |
| C17   | 30°00'00"  | 25.00'   | 39.27'  | 25.00'  | 34.58'  | N45°25'52"W   |
| C18   | 90°00'00"  | 25.00'   | 39.27'  | 25.00'  | 35.36'  | N46°39'08"W   |
| C19   | 17°34'15"  | 125.00'  | 38.33'  | 19.32'  | 38.18'  | S07°07'59"E   |
| C20   | 102°58'35" | 25.00'   | 44.93'  | 31.42'  | 39.12'  | S67°24'24"E   |
| C21   | 28°08'14"  | 170.00'  | 83.39'  | 42.55'  | 82.55'  | S75°09'26"W   |
| C22   | 07°51'10"  | 25.00'   | 38.19'  | 23.94'  | 34.58'  | N45°25'52"W   |
| C23   | 52°28'50"  | 25.00'   | 40.35'  | 26.11'  | 36.11'  | S44°33'02"E   |
| C24   | 16°45'44"  | 540.00'  | 157.98' | 79.56'  | 157.42' | N82°24'35"W   |
| C25   | 03°27'07"  | 520.00'  | 31.33'  | 15.67'  | 31.32'  | N72°18'10"W   |
| C26   | 03°44'24"  | 480.00'  | 31.33'  | 15.67'  | 31.33'  | N72°09'31"W   |
| C27   | 18°45'44"  | 500.00'  | 146.28' | 73.67'  | 145.76' | N82°24'35"W   |
| C28   | 58°06'14"  | 150.00'  | 63.77'  | 32.54'  | 63.15'  | S75°09'26"W   |
| C29   | 90°00'00"  | 25.00'   | 39.27'  | 25.00'  | 35.36'  | S16°06'19"W   |
| C30   | 59°59'46"  | 50.00'   | 52.36'  | 28.87'  | 50.00'  | S58°53'34"E   |
| C31   | 52°48'18"  | 100.00'  | 92.16'  | 49.65'  | 88.93'  | N62°29'39"W   |
| C32   | 60°00'00"  | 50.00'   | 52.36'  | 28.87'  | 50.00'  | S66°05'30"E   |
| C33   | 05°47'03"  | 725.00'  | 73.19'  | 36.63'  | 73.16'  | S82°30'27"E   |
| C34   | 77°09'37"  | 25.00'   | 33.67'  | 19.94'  | 31.18'  | S12°18'51"E   |
| C35   | 20°26'24"  | 200.00'  | 71.35'  | 36.06'  | 70.97'  | N40°40'28"W   |
| C36   | 56°31'54"  | 200.00'  | 197.33' | 107.54' | 189.43' | N02°11'20"W   |
| C37   | 90°00'00"  | 125.00'  | 196.35' | 125.00' | 176.87' | S18°55'23"E   |
| C38   | 07°51'10"  | 25.00'   | 38.19'  | 23.94'  | 34.58'  | N45°25'52"W   |
| C39   | 56°31'54"  | 150.00'  | 148.00' | 80.85'  | 142.07' | N02°11'20"W   |
| C40   | 51°07'10"  | 150.00'  | 133.83' | 71.74'  | 129.44' | N56°00'51"W   |
| C41   | 03°54'28"  | 1050.00' | 71.61'  | 35.82'  | 71.60'  | S79°37'12"E   |
| C42   | 89°00'05"  | 25.00'   | 38.83'  | 24.57'  | 35.05'  | S77°49'59"W   |
| C43   | 35°42'02"  | 150.00'  | 93.46'  | 48.31'  | 91.96'  | S04°31'04"E   |
| C44   | 65°28'29"  | 50.00'   | 63.77'  | 32.54'  | 64.08'  | S55°06'20"E   |
| C45   | 24°52'28"  | 56.00'   | 23.92'  | 87.10'  | 94.21'  | N34°53'41"E   |
| C46   | 35°42'05"  | 200.00'  | 124.62' | 64.41'  | 122.61' | S04°31'05"E   |
| C47   | 90°00'00"  | 25.00'   | 39.27'  | 25.00'  | 35.36'  | N31°40'03"W   |
| C48   | 41°24'57"  | 50.00'   | 36.14'  | 18.90'  | 35.36'  | S82°37'29"W   |
| C49   | 26°48'25"  | 50.00'   | 29.34'  | 16.71'  | 29.01'  | S19°19'57"W   |
| C50   | 41°24'57"  | 50.00'   | 36.14'  | 18.90'  | 35.36'  | S55°57'35"E   |
| C51   | 04°54'23"  | 1000.00' | 85.63'  | 42.84'  | 85.61'  | S79°07'15"E   |
| C52   | 05°00'01"  | 200.00'  | 17.45'  | 8.73'   | 17.45'  | N79°04'26"W   |
| C53   | 77°09'37"  | 25.00'   | 33.67'  | 19.94'  | 31.18'  | N64°50'46"E   |
| C54   | 20°00'00"  | 50.00'   | 62.36'  | 30.87'  | 50.00'  | N03°44'03"W   |
| C55   | 57°46'09"  | 50.00'   | 50.41'  | 27.58'  | 48.30'  | N59°27'47"W   |
| C56   | 11°40'49"  | 750.00'  | 152.89' | 76.71'  | 152.63' | S82°30'27"E   |
| C57   | 15°54'10"  | 370.00'  | 102.70' | 51.68'  | 102.37' | N84°37'08"W   |
| C58   | 14°10'14"  | 430.00'  | 106.35' | 53.45'  | 106.08' | S85°29'06"E   |
| C59   | 14°08'19"  | 460.00'  | 113.91' | 57.05'  | 113.22' | S85°30'04"E   |

**\* MIN. FFE REQUIRED**

| LOT NOS.  | BLDG. MIN. ELEV. | FIN. FLOOR ELEV. |
|-----------|------------------|------------------|
| 51, 71-75 | 574.0            | 575.0            |
| 52, 53    | 574.8            | 575.8            |
| 54-59     | 573.5            | 574.5            |
| 60        | 573.4            | 574.4            |
| 61        | 573.3            | 574.3            |
| 62        | 573.2            | 574.2            |
| 63        | 573.1            | 574.1            |
| 64-70     | 573.0            | 574.0            |

**FUTURE DEVELOPMENT**

MAP 78, PARCEL 46.05  
PUCKETT STATION PARTNERSHIP  
R. BOOK 538, PG. 160, R.O.R.C.

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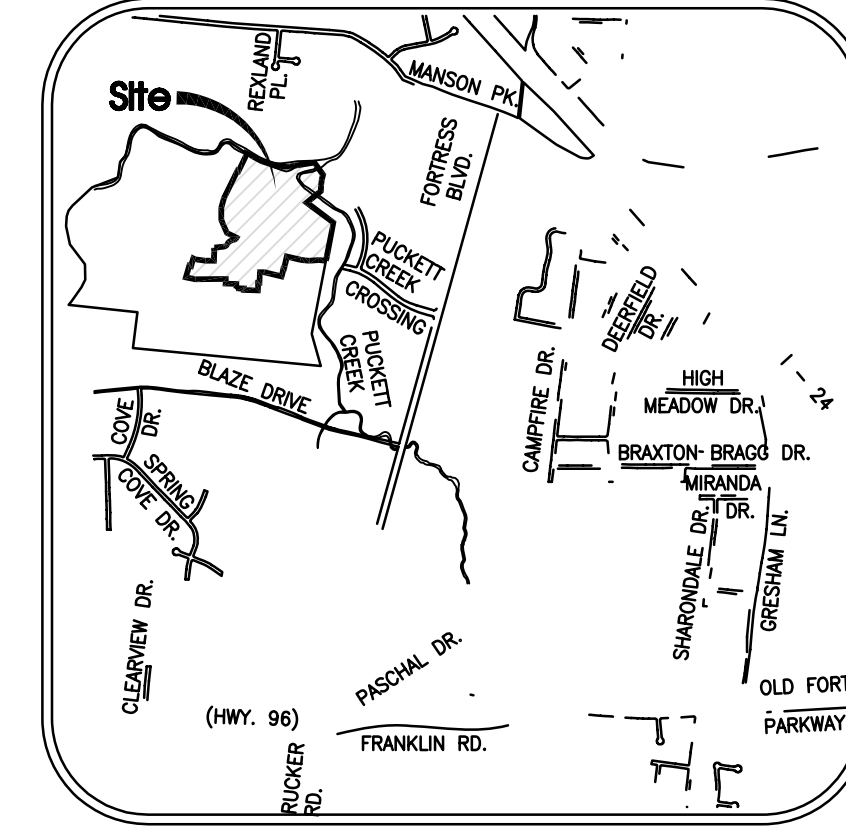
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PUCKETT STATION PARTNERSHIP  
R. BOOK 538, PG. 160, R.O.R.C.

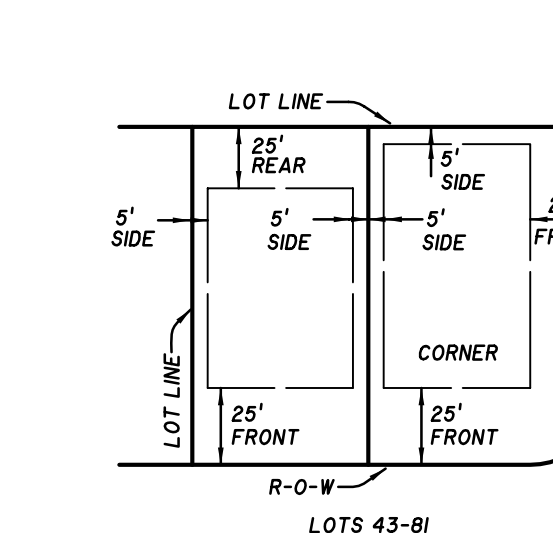


**LINE DATA**

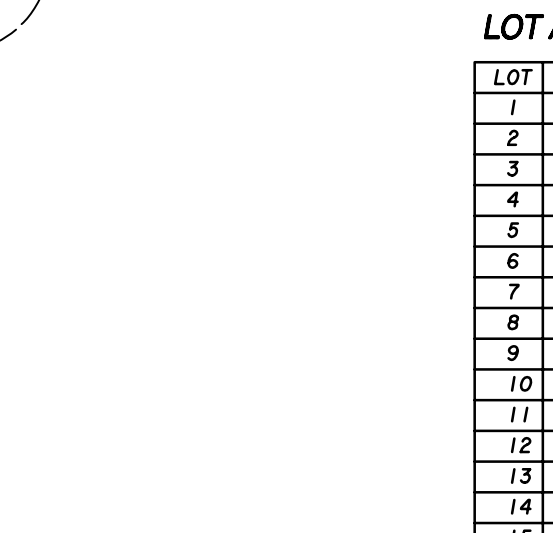
| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N76°40'03"W | 19.17'   |
| L2   | N88°20'52"W | 19.17'   |
| L3   | N01°39'08"E | 19.10'   |
| L4   | N01°39'08"E | 57.75'   |
| L5   | N01°41'22"E | 62.97'   |
| L6   | S54°59'51"W | 7.82'    |
| L7   | S65°15'37"E | 15.38'   |
| L8   | S63°55'23"E | 15.38'   |
| L9   | S61°06'19"W | 14.84'   |
| L10  | S78°04'26"W | 30.86'   |
| L11  | N74°01'43"W | 35.80'   |
| L12  | S74°01'43"E | 35.80'   |
| L13  | N61°06'19"E | 17.39'   |
| L14  | S32°09'23"E | 5.51'    |



**LOCATION MAP**  
N.T.S.



**TYPICAL MINIMUM BUILDING SETBACKS**  
N.T.S.



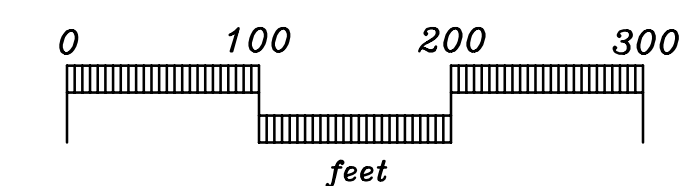
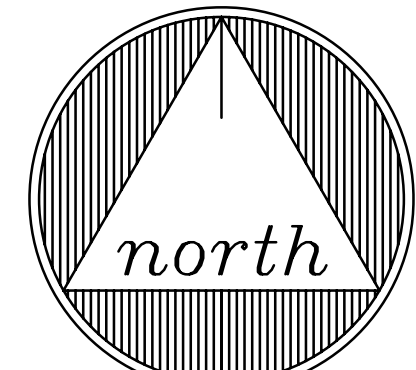
**TYPICAL MINIMUM BUILDING SETBACKS**  
N.T.S.

**LOT AREA**

| LOT | SO FT | ACRES | LOT | SO FT | ACRES | LOT | SO FT  | ACRES | LOT | SO FT  | ACRES | LOT | SO FT  | ACRES |
|-----|-------|-------|-----|-------|-------|-----|--------|-------|-----|--------|-------|-----|--------|-------|
| 1   | 8,874 | 0.204 | 18  | 6,966 | 0.149 | 34  | 6,926  | 0.159 | 50  | 17,916 | 0.411 | 66  | 27,210 | 0.625 |
| 2   | 6,323 | 0.145 | 19  | 8,866 | 0.204 | 35  | 7,170  | 0.165 | 51  | 25,429 | 0.584 | 67  | 22,834 | 0.524 |
| 3   | 6,500 | 0.149 | 20  | 6,500 | 0.149 | 36  | 6,169  | 0.142 | 52  | 39,692 | 0.911 | 68  | 31,052 | 0.713 |
| 4   | 6,574 | 0.151 | 21  | 6,574 | 0.151 | 37  | 6,500  | 0.149 | 53  | 67,603 | 1.552 | 69  | 39,360 | 0.904 |
| 5   | 6,573 | 0.151 | 22  | 8,468 | 0.194 | 38  | 6,500  | 0.149 | 54  | 59,422 | 1.364 | 70  | 47,671 | 1.094 |
| 6   | 6,500 | 0.149 | 23  | 6,404 | 0.147 | 39  | 6,500  | 0.149 | 55  | 15,084 | 0.346 | 71  | 28,057 | 0.644 |
| 7   | 6,500 | 0.149 | 24  | 6,969 | 0.160 | 40  | 6,500  | 0.149 | 56  | 15,010 | 0.345 | 72  | 15,769 | 0.362 |
| 8   | 6,500 | 0.149 | 25  | 6,505 | 0.149 | 41  | 6,500  | 0.149 | 57  | 20,271 | 0.465 | 73  | 15,672 | 0.360 |
| 9   | 6,500 | 0.149 | 26  | 7,064 | 0.162 | 42  | 9,241  | 0.189 | 58  | 20,664 | 0.474 | 74  | 15,675 | 0.360 |
| 10  | 6,500 | 0.149 | 27  | 6,500 | 0.149 | 43  | 22,721 | 0.522 | 59  | 19,828 | 0.455 | 75  | 15,675 | 0.360 |
| 11  | 6,500 | 0.149 | 28  | 6,500 | 0.149 | 44  | 6,500  | 0.149 | 60  | 19,000 | 0.436 | 76  | 16,324 | 0.375 |
| 12  | 6,698 | 0.150 | 29  | 6,500 | 0.149 | 45  | 15,848 | 0.364 | 61  | 19,000 | 0.436 | 77  | 15,513 | 0.356 |
| 13  | 6,206 | 0.142 | 30  | 6,057 | 0.139 | 46  | 14,582 | 0.335 | 62  | 19,000 | 0.436 | 78  | 15,675 | 0.360 |
| 14  | 6,500 | 0.149 | 31  | 6,353 | 0.146 | 47  | 14,829 | 0.340 | 63  | 29,866 | 0.686 | 79  | 15,675 | 0.360 |
| 15  | 7,193 | 0.165 | 32  | 6,807 | 0.156 | 48  | 15,105 | 0.347 | 64  | 36,048 | 0.828 | 80  | 15,675 | 0.360 |
| 16  | 8,787 | 0.202 | 33  | 7,725 | 0.177 | 49  | 15,105 | 0.347 | 65  | 29,951 | 0.688 | 81  | 21,110 | 0.485 |
| 17  | 6,500 | 0.149 |     |       |       |     |        |       |     |        |       |     |        |       |

**WATER QUALITY PROTECTION AREA NOTE**

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN ANY WATER QUALITY PROTECTION AREA, EXCEPT AS PERMITTED IN WRITING BY THE DIRECTOR OF THE WATER AND SEWER DEPARTMENT OR THE ENGINEERING DIRECTOR. DISTURBANCE OF THE WATER QUALITY PROTECTION AREA, INCLUDING PLACEMENT OF STRUCTURES AND APPLICATION OF HERBICIDES OR FERTILIZERS IS PROHIBITED. IN ZONE 2 ONLY, PROPERTY OWNERS ARE ALLOWED TO HAVE MAINTENANCE VEGETATION WHICH IS LIMITED TO CUTTING, MOWING, NO-TILL PLANTING AND AERATION. REFERENCE, CITY CODE, CHAPTER 27.



**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 OFFER THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTIONS AND DEDICATE ALL STREETS, ALLEYS, WALKS, UTILITIES THEREIN, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: R. BOOK 538, PAGE 1601  
R. BOOK 662, PAGE 3736  
PUCKETT STATION PARTNERSHIP  
OWNER/REPRESENTATIVE  
HOMEOwner'S ASSOCIATION  
R. BOOK \_\_\_\_\_, PG. \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 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. \_\_\_\_\_  
DATE: ANDREW B. DIMARTINO, TN. R.L.S. No. 2141

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE**

I HEREBY CERTIFY: (1) THAT STREETS, DRAINAGE STRUCTURES, AND DRAINAGE IMPROVEMENTS 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: \_\_\_\_\_ CITY ENGINEER

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED "PUCKETT STATION, SECTION I" 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 U. D. SPECIFICATIONS AS DETERMINED BY THE ENGINEERS. NO WATER SERVICE WILL BE PROVIDED UNTIL THAT CERTIFICATION HAS BEEN MADE IN WRITING.

DATE: \_\_\_\_\_ CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

**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 LOCAL HEALTH AUTHORITY.

DATE: \_\_\_\_\_ MURFREESBORO WATER AND SEWER OFFICIAL

**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.