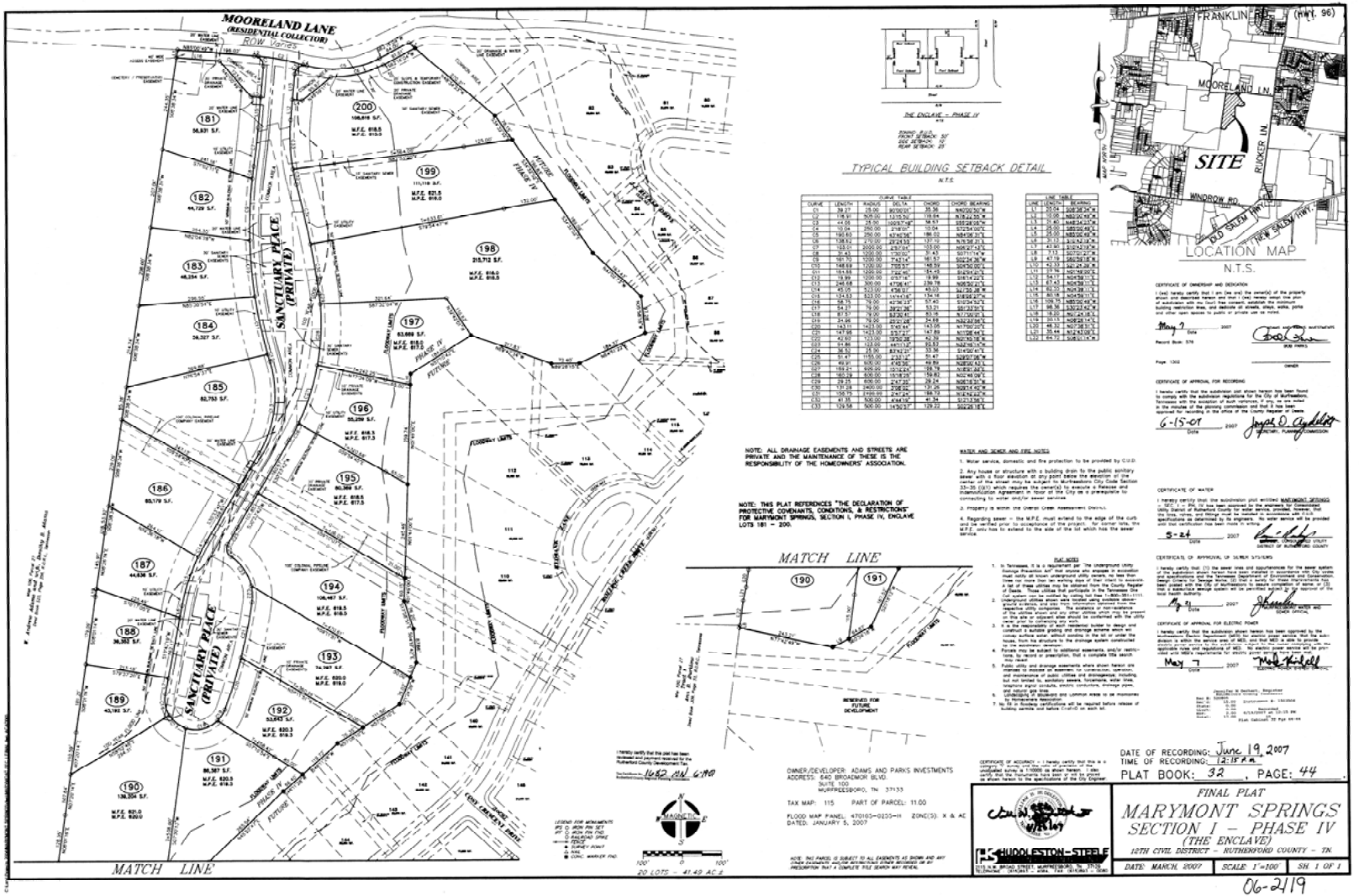





LOCATION MAP
N.T.S.




TYPICAL BUILDING SETBACK DETAIL
N.T.S.

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| C1 | 39.27 | 25.00 | 90°00'00" | 35.36 | N45°00'30"W |
| C2 | 158.97 | 1075.00 | 8°28'32" | 158.83 | N39°44'35"W |
| C3 | 44.05 | 25.00 | 100°57'54" | 38.53 | S55°28'05"W |
| C4 | 39.27 | 25.00 | 90°00'00" | 35.36 | S45°00'30"E |
| C5 | 190.83 | 250.00 | 43°43'56" | 186.22 | N84°08'31"E |
| C6 | 139.31 | 250.00 | 31°54'53" | 137.54 | N36°39'31"E |
| C7 | 103.01 | 2000.00 | 2°57'03" | 103.00 | S05°47'43"E |
| C8 | 50.43 | 1200.00 | 2°24'24" | 50.42 | S04°31'14"W |
| C9 | 50.43 | 1200.00 | 2°24'24" | 50.42 | S06°55'38"W |
| C10 | 148.69 | 1200.00 | 7°06'01" | 148.59 | S09°50'00"E |
| C11 | 151.65 | 1200.00 | 7°14'32" | 151.55 | S16°57'16"E |
| C12 | 19.89 | 1200.00 | 0°57'01" | 19.89 | S18°14'22"E |
| C13 | 240.68 | 1075.00 | 12°49'38" | 239.78 | N39°44'35"W |
| C14 | 43.05 | 513.00 | 4°48'37" | 43.03 | N41°39'28"W |
| C15 | 124.83 | 513.00 | 13°56'48" | 124.54 | N48°58'46"W |
| C16 | 58.75 | 79.00 | 42°36'23" | 57.40 | S03°24'52"E |
| C17 | 54.27 | 79.00 | 39°21'36" | 53.21 | S38°33'31"W |
| C18 | 87.57 | 79.00 | 63°30'41" | 83.16 | N73°50'01"E |
| C19 | 24.66 | 1423.00 | 0°59'40" | 24.66 | N82°40'04"E |
| C20 | 143.11 | 1423.00 | 5°45'44" | 143.05 | N77°00'02"E |
| C21 | 147.95 | 1423.00 | 5°57'41" | 147.89 | N71°08'44"E |
| C22 | 42.60 | 1423.00 | 1°42'38" | 42.59 | N67°16'18"E |
| C23 | 51.86 | 1423.00 | 2°05'16" | 51.85 | N65°06'13"E |
| C24 | 38.53 | 25.00 | 83°42'21" | 35.36 | S14°00'41"E |
| C25 | 51.47 | 1155.00 | 2°33'14" | 51.47 | S28°07'06"W |
| C26 | 49.91 | 600.00 | 4°45'56" | 49.89 | N28°02'43"E |
| C27 | 190.91 | 600.00 | 18°14'04" | 190.19 | N38°02'46"E |
| C28 | 160.28 | 600.00 | 15°18'25" | 159.80 | N52°46'09"E |
| C29 | 29.25 | 600.00 | 2°47'39" | 29.24 | N60°16'31"W |
| C30 | 130.28 | 2400.00 | 3°06'56" | 130.26 | N58°14'42"W |
| C31 | 159.75 | 2400.00 | 3°48'58" | 159.72 | N54°42'54"W |
| C32 | 41.35 | 500.00 | 4°44'15" | 41.34 | N52°16'53"W |
| C33 | 129.58 | 500.00 | 14°50'37" | 129.22 | S60°28'18"E |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 30.04 | S08°38'34"W |
| L2 | 10.06 | N82°00'46"W |
| L3 | 31.40 | N82°34'43"W |
| L4 | 30.00 | S85°00'46"E |
| L5 | 25.00 | N85°00'46"W |
| L6 | 31.40 | S82°34'43"E |
| L7 | 43.90 | S08°42'38"W |
| L8 | 7.11 | S08°42'38"W |
| L9 | 47.19 | S60°58'28"E |
| L10 | 43.16 | S41°47'26"E |
| L11 | 29.19 | N57°58'00"E |
| L12 | 84.43 | N04°58'11"E |
| L13 | 84.43 | N04°58'11"E |
| L14 | 83.03 | N04°39'11"E |
| L15 | 80.18 | N04°39'11"E |
| L16 | 109.75 | N85°00'46"W |
| L17 | 98.36 | S30°20'43"W |
| L18 | 18.60 | N60°46'18"E |
| L19 | 30.15 | N08°38'34"E |
| L20 | 46.32 | N07°38'31"E |
| L21 | 35.64 | N82°43'00"W |
| L22 | 64.72 | S08°31'14"W |

NOTE: ALL DRAINAGE EASEMENTS AND STREETS ARE PRIVATE AND THE MAINTENANCE OF THESE IS THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION.

NOTE: THIS PLAT REFERENCES "THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, & RESTRICTIONS" FOR MARYMONT SPRINGS, SECTION I, PHASE IV, ENCLAVE LOTS 181 - 200.

WATER AND SEWER AND FIRE NOTES

1. Water service, domestic and fire protection to be provided by C.U.D.

2. 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 (1)(1), 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 service.

3. Property is within the Central Green Assessment District.

4. Regarding sewer - the M.F.E. must extend to the edge of the curb and be verified prior to acceptance of the project. For corner lots, the M.F.E. only has to extend to the side of the lot which has the sewer service.

PLAT NOTES

1. In Tennessee, it is a requirement that the Underground Utility Damage Prevention Act" be followed and anyone in excavation must notify all known underground utility owners no less than three nor more than ten working days prior to excavation. 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. Those utilities that do not participate must be notified directly to ensure compliance and also notify the owners of the respective utility companies. The existence or non-existence of underground utilities should be verified by anyone who will use the site or adjacent sites prior to excavation with the utility owner prior to commencing any work.
2. It is the responsibility of each residential builder to design and construct a suitable grading and drainage plan which will provide for the proper drainage away from the lot or under the house, from the driveway and for drainage systems constructed by the residential developer.
3. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
4. Public utility and drainage easements where shown hereon are for the construction, operation, maintenance, repair, removal and maintenance of public utilities and drainage/sewer including, but not limited to, sanitary sewers, forcemains, water lines, telephone/cable signal conduits, electric conductors, drainage pipes, and natural gas lines.
5. Private drainage easements and common areas to be maintained by Homeowners Association.
6. No fill in floodway certifications will be required before release of building permits and before Final/CO on each lot.
7. No fill in floodway certifications will be required before release of building permits and before Final/CO on each lot.

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, parks and other open spaces to public or private use as noted.

May 7 Date 2007 — Record Book: 576 — Page: 1302 — BOB PARKS, OWNER

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 the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved according to the office of the County Register of Deeds.

6-15-07 Date 2007 — SECRETARY, PLANNING COMMISSION

CERTIFICATE OF WATER

I hereby certify that the subdivision plat entitled MARYMONT SPRINGS - SEC. I - PH. IV 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.

5-24 Date 2007 — GENERAL MANAGER/CHIEF ENGINEER, 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, or adequate bonds have been posted to assure completion of the sewer lines in the event of default, and (2) that it is surety on those improvements has been posted with the City of Murfreesboro to assure completion of same, or (3) that a temporary sewage treatment facility has been approved by the Tennessee Water Quality Control Board.

May 21 Date 2007 — MURFREESBORO WATER AND SEWER DEPARTMENT

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

I hereby certify that the subdivision shown hereon has been approved by the Murfreesboro Electric Department for the installation of electric power. The developer is within the service area of MED. He shall meet all the requirements, specifications and regulations of MED. No electric power service will be provided unless maintenance for electric power is assured.

May 7 Date 2007 — MANAGER, MURFREESBORO ELECTRIC DEPARTMENT

I hereby certify that this plat has been reviewed and payment received for the Rutherford County Development Tax.

Tax Number in the amount of 1682.00 on 6:40

Rutherford County Register of Deeds

CERTIFICATE OF ACCURACY - I hereby certify that this is a subdivision plat of survey and that the ratio of precision is 1:10000 and that I hereby state that the monuments have been or will be placed as shown hereon to the specifications of the City Engineer.

OWNER/DEVELOPER: ADAMS AND PARKS INVESTMENTS
ADDRESS: 640 BROADMOR BLVD.
SUITE 100
MURFREESBORO, TN 37133

TAX MAP: 115 PART OF PARCEL: 11.00

FLOOD MAP PANEL: 47010-0255-H ZONE(S): X & AE
DATED: JANUARY 5, 2007

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.

LEGEND FOR MONUMENTS
IPS O IRON PIN SET
IPF ● IRON PIN FND.
RRS + RAILROAD SPIKE
FENCE
UTILITY POLE
POWER RISER
CONC. MARKER FND.

100' 0 100'
20 LOTS - 41.49 AC.±

DATE OF RECORDING: June 19, 2007
TIME OF RECORDING: 12:15 P.M.
PLAT BOOK: 32 , PAGE: 44

FINAL PLAT
MARYMONT SPRINGS
SECTION I - PHASE IV
(THE ENCLAVE)
10TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: MARCH, 2007 | SCALE: 1"=100' | SH. 1 OF 1

RUDDLESTON-STEELE
515 N.W. BROAD STREET, MURFREESBORO, TN. 37130
TELEPHONE (615)893-4664 FAX (615)893-5565

06-2119