

PURPOSE OF PLAN:
THE PURPOSE OF THIS SUBDIVISION PLAN IS TO CREATE A 2.134 ACRE PARCEL FROM THE EXISTING 26.4 +/- ACRES REMAINING LANDS OF LARRY J. DUNCAN & BERTHA T. DUNCAN, h/w Tax Map 076 - Par. 052.00.

- NOTES:
- TOTAL ACREAGE: 2.134 ACRES
 - TOTAL NO. OF LOTS: 1
 - ZONING DISTRICT: RM
 - ZONING DISTRICT REQUIREMENTS
 AREA: 15,000 s.f.
 MINIMUM YARD:
 FRONT: 40'
 SIDE: 10'
 REAR: 20'
 - SUBDIVISION IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE F.I.R.M. - RUTHERFORD COUNTY, TENNESSEE AND INCORPORATED AREAS, COMMUNITY-470165 MAP 47149C - 0230J. THE PROJECT IS IN ZONE "X" - AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
 - PROPOSED SEWAGE DISPOSAL AREA REFERENCE STAKES SHOWN ON THIS PLAN WERE LOCATED BY FIELD SURVEY LTT LAND SURVEYING, LLC IN JANUARY 2016 FROM SOILS EVALUATION BY THE SOILS GROUP, INC. RANDY DICKERSON, LICENSED SOIL SCIENTIST. PRIMARY AND DUPLICATE SEWAGE DISPOSAL AREAS WERE ESTABLISHED FROM INFORMATION BY THE SOILS GROUP, INC.

- IN TENNESSEE, IT IS A REQUIREMENT PER THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION OR EARTH MOVING ACTIVITIES MUST NOTIFY ALL KNOWN UTILITY OWNERS, NO LESS THAN 3 NOR MORE THAN 10 WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTERS OFFICE. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE-CALL SYSTEM CAN BE NOTIFIED BY CALLING 811.
- UTILITIES WERE LOCATED BY VISIBLE SURFACE EVIDENCE ONLY UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY. THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES ON OR WITHIN THIS SUBDIVISION SHOULD BE CONFIRMED WITH THE UTILITY COMPANIES PRIOR TO COMMENCING ANY EXCAVATION WORK.
- THIS SUBDIVISION IS UNDER AND SUBJECT TO ALL REGULATIONS OF THE RUTHERFORD COUNTY SUBDIVISION AND ZONING ORDINANCES, AS BOTH ARE AMENDED.
- THIS SUBDIVISION IS UNDER AND SUBJECT TO EASEMENTS EASEMENTS OF RECORD OR BY PRESCRIPTION A DETAILED TITLE SEARCH OR VISUAL INSPECTION OF THE PROPERTY MAY REVEAL WHETHER OR NOT SHOWN HEREON.
- PER RUTHERFORD COUNTY HIGHWAY DEPARTMENT PROPOSED DRIVEWAY WILL REQUIRE A 15" CMP.

High Intensity Soil Map
 Notes:
 Sketch Map Method

This map may/maynot be compiled utilizing existing information from surveys. This map is intended for the purposes of septic system permitting and is to be used for no other purpose. The accuracy of the location information of the soil area is not intended to be relevant to the survey information.

- Soil units underlined by red and yellow have marginally favorable properties for onsite wastewater disposal systems if the required soil improvement practices and restrictions can be met.

Legend:

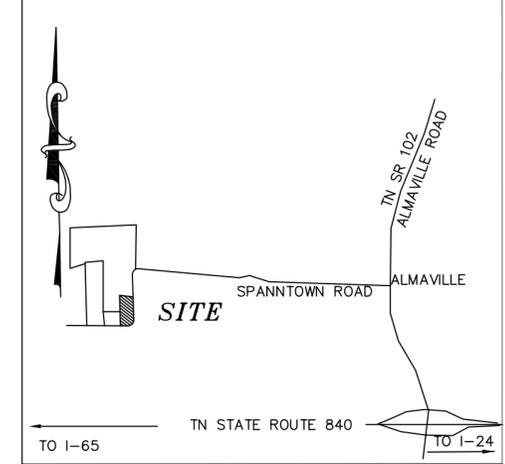
- - - - - agricultural diversion berm; stay 10'-25' away when installing upslope of feature, based on slope and depth of swale
- Edge of evaluation

Any disturbance to these soils after this date can void their favorability.

Soil site stakes on ground are for ground control purposes only and do not necessarily designate favorability.

The Soil Consultant's signature does not constitute approval by the Environmental Dept.
 2-3-16

PB 19/Pg 94



LOCATION MAP - NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AS SHOWN HEREON, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USES AS NOTED HEREON.

DATE: .2016
 DEED BOOK 340 LARRY L. DUNCAN
 PAGE 753 BERTHA T. DUNCAN

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN AND DEPICTED HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF RUTHERFORD COUNTY, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER OF DEEDS.

DATE: .2016
 NAME: TITLE:

CERTIFICATE OF WATER SERVICE AVAILABILITY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT: LARRY J. DUNCAN & BERTHA T. DUNCAN - 2ND MINOR SUBDIVISION - FINAL PLAT HAS BEEN REVIEWED BY THE ENGINEERS FOR THE NOLENSVILLE - COLLEGE GROVE UTILITY DISTRICT FOR WATER SERVICE, PROVIDED THAT THE LINES, VALVES AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH N.C.G.U.D. SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE SHALL BE PROVIDED UNTIL THAT CERTIFICATION IS IN WRITING.

DATE: .2016
 NAME: TITLE:

CERTIFICATE OF ELECTRIC SERVICE AVAILABILITY

SUBDIVISION PLAT: LARRY J. DUNCAN & BERTHA T. DUNCAN - 2ND MINOR SUBDIVISION - FINAL PLAT
 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, AND IN ACCORDANCE WITH PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON MTEMC'S WEB SITE www.mtemc.com (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE: .2016
 NAME: TITLE:

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



Wastewater Consultants
 2159 C-4N, Thompson Lane
 Murfreesboro, TN 37129
 615-866-2780 fax 615-846-2782 email: thesoilsgroup@comcast.net
 This drawing may be electronically produced from survey information provided and has been revised for the purposes of soil mapping and should not be used for any other purpose.
 15-473 EH RD

SEWAGE DISPOSAL AREA & DUPLICATE AREA DESCRIPTION

TIE TO LINE 1 - N 15°14'20" E - 33.67'
 TIE TO LINE 10 - N 16°16'17" E - 31.83'

LINE	BEARING	DISTANCE
L1	N 80°10'01" E	115.31'
L2	S 01°06'30" E	64.49'
L3	S 88°53'30" W	10.43'
L4	S 14°34'05" W	37.75'
L5	S 87°57'46" W	91.99'
L6	N 02°02'14" W	84.85'
L7	S 08°07'23" W	61.94'
L8	S 82°20'02" W	81.46'
L9	N 02°02'14" W	68.96'
L10	N 02°02'14" W	27.55'
L11	N 82°20'02" E	91.48'
L12	N 46°23'16" E	27.29'
L13	S 01°06'30" E	54.48'
L14	S 82°13'45" W	62.43'
L15	N 84°53'29" W	48.83'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	113.59'	103.04'	S 51°23'20" W	86°46'41"

CERTIFICATE OF ACCURACY:

I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" 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 PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ENGINEER.

DATE: .2016
 LEONARD T. TUSAR TN#2230

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

GENERAL APPROVAL IS HEREBY GRANTED FOR LOT PROPOSED HEREON AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED AND/OR ATTACHED RESTRICTIONS. BEFORE THE INITIATION OF CONSTRUCTION, THE LOCATION OF THE HOUSE OR OTHER STRUCTURE(S) AND PLANS FOR THE SUBSURFACE DISPOSAL SYSTEM SHALL BE APPROVED BY THE LOCAL HEALTH AUTHORITY.

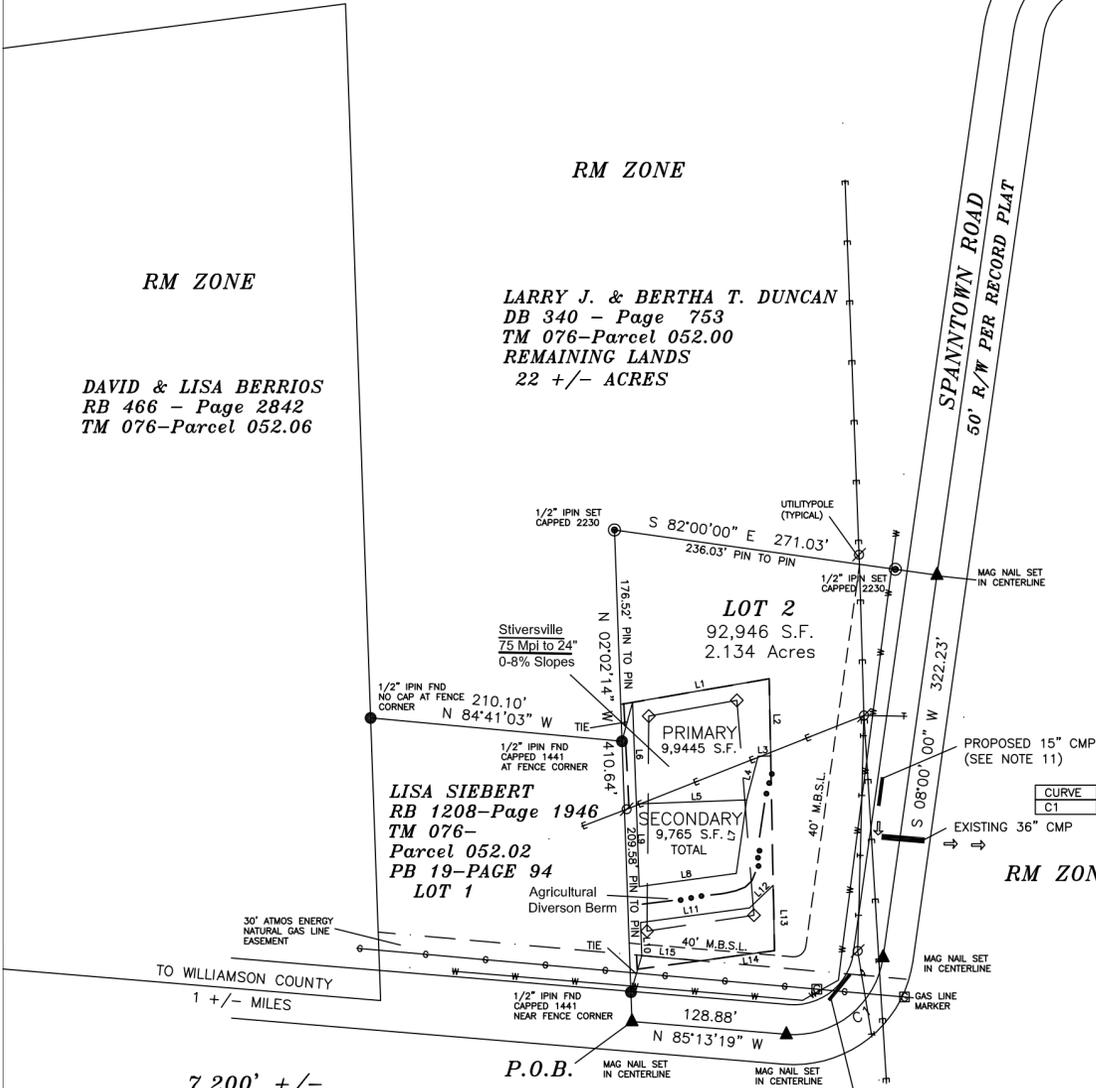
DATE: .2016 TDEC-DIVISION OF GROUND WATER PROTECTION

TENNESSEE DEPT. OF ENVIRONMENT & CONSERVATION
 DIVISION OF GROUND WATER PROTECTION

- ANY CUTTING OR FILLING AFTER _____ MAY RENDER LOTS UNSUITABLE FOR SUBSURFACE SEWAGE DISPOSAL.
- LOT 2 SHOWN ON THIS PLAN IS APPROVED FOR A _____ BEDROOM HOUSE.
- DUPLICATE SEPTIC AREA IS FOR THE REPLACEMENT SEWAGE DISPOSAL SYSTEM. KEEP ALL BUILDINGS, UTILITIES AND DRIVES OUTSIDE OF THIS AREA.



REV. 3/17/16 PER RCPC COMMENTS 3/4/16 LTT



LTT LAND SURVEYING, LLC
 624 DRY CREEK ROAD
 SMITHVILLE, TN 37166
 TELEPHONE 615 785-3636
 E-MAIL ltt@tusar.pls.com
 Leonard T. Tusar, PLS - TN 2230

RM ZONE SURVEYOR CERTIFICATE:
 THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY "1" LAND SURVEY PER THE STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE WITH AN UNADJUSTED TRAVERSE CLOSURE 1:>10,000.

LEONARD T. TUSAR, LIC #2230

DATE: _____

LARRY J DUNCAN & BERTHA T. DUNCAN
 2ND MINOR SUBDIVISION

FINAL PLAT

DRAWN LTT	DATE JAN 2016	LARRY J. AND BERTHA T. DUNCAN
APPROVED	DATE	10136 SPANNTOWN ROAD ARRINGTON, TN 37014
SCALE 1"= 100'	SHEET	PROJECT NO. LDUNCAN