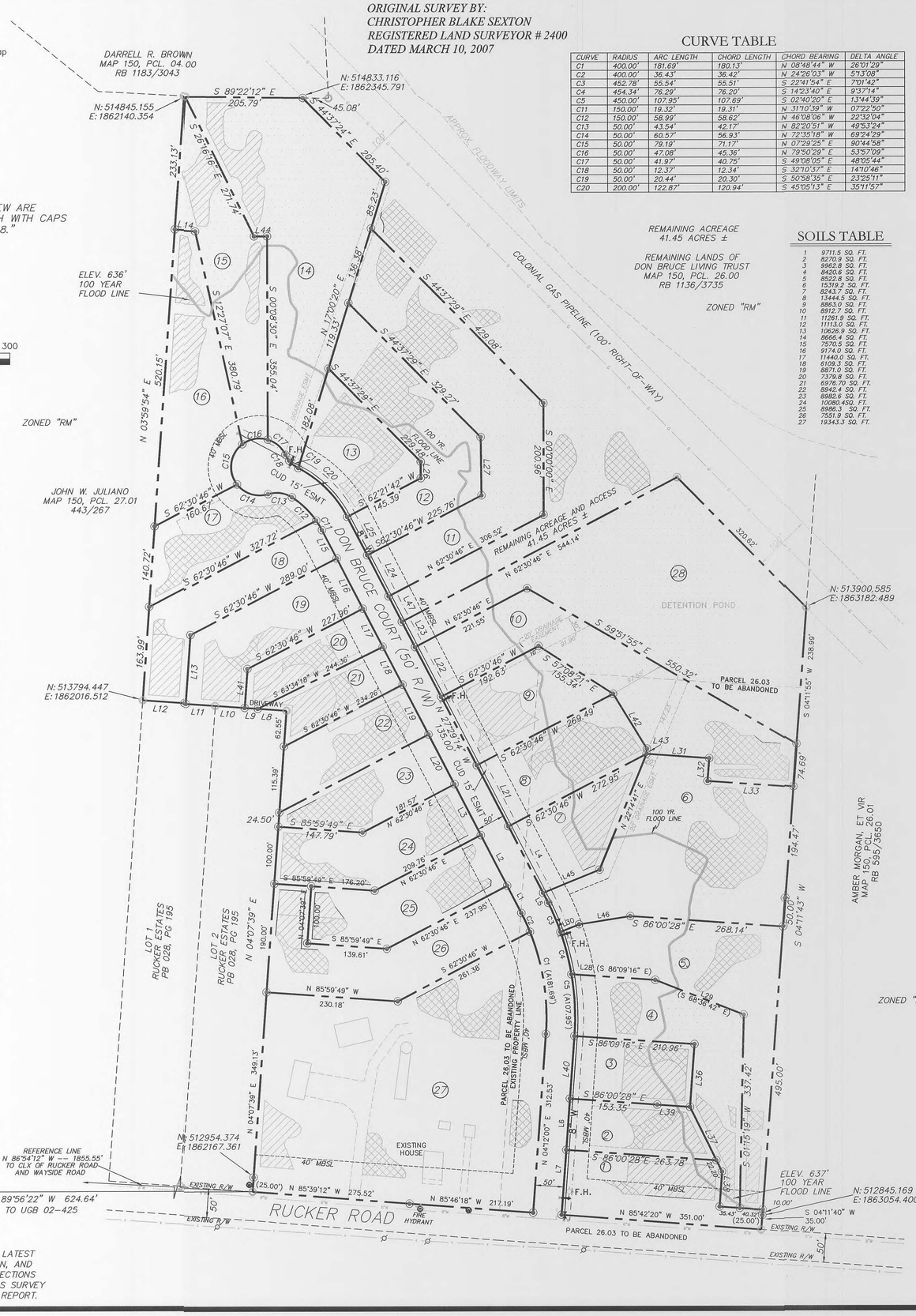
LEGEND

- ◎ = Iron Pin (O)
- ◉ = ½" Rebar (N) w/ Sexton Cap
- = Utility Pole
- ○ = *Point*
- ⊠ = Monument (O)
- △ = Mag Nail (N) Property Line
- ⊗ = Soils Stake= Fence Line
- = Property Line
- = Fence Line
- 630 = Existing Contour
- 640 = Proposed Contour

*NOTE: IRON RODS DENOTED AS NEW ARE 1/2" REBAR, 18" IN LENGTH WITH CAPS STAMPED "SEXTON RLS 1898."

0 100 200 300
Graphic Scale
1"=100'

ORIGINAL SURVEY BY:
CHRISTOPHER BLAKE SEXTON
REGISTERED LAND SURVEYOR # 2400
DATED MARCH 10, 2007



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00'	181.69'	180.13'	N 08°48'44" W	26°01'29"
C2	400.00'	36.43'	36.42'	N 24°26'03" W	5°13'08"
C3	452.78'	55.54'	55.51'	S 22°41'54" E	7°01'42"
C4	454.34'	76.29'	76.20'	S 14°23'40" E	9°37'14"
C5	450.00'	107.95'	107.69'	S 02°40'20" E	13°44'39"
C11	150.00'	19.32'	19.31'	N 31°10'39" W	07°22'50"
C12	150.00'	58.99'	58.62'	N 46°08'06" W	22°32'04"
C13	50.00'	43.54'	42.17'	N 82°20'51" W	49°53'24"
C14	50.00'	60.57'	56.93'	N 72°35'18" W	69°24'29"
C15	50.00'	79.19'	71.17'	N 07°29'25" E	90°44'58"
C16	50.00'	47.08'	45.36'	N 79°50'29" E	53°57'09"
C17	50.00'	41.97'	40.75'	S 49°08'05" E	48°05'44"
C18	50.00'	12.37'	12.34'	S 32°10'37" E	14°10'46"
C19	50.00'	20.44'	20.30'	S 50°58'35" E	23°25'11"
C20	200.00'	122.87'	120.94'	S 45°05'13" E	35°11'57"

REMAINING ACREAGE
41.45 ACRES ±

REMAINING LANDS OF
DON BRUCE LIVING TRUST
MAP 150, PCL. 26.00
RB 1136/3735

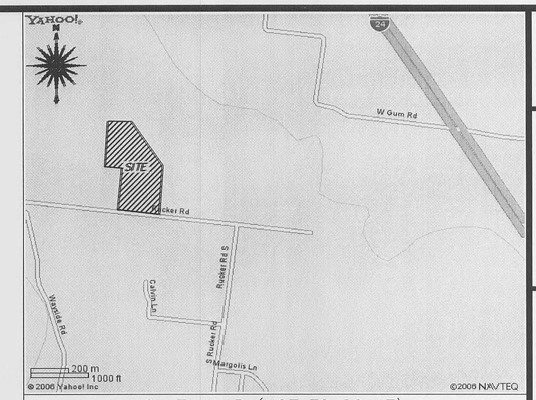
ZONED "RM"

SOILS TABLE

1	9711.5 SQ. FT.
2	8270.9 SQ. FT.
3	9962.8 SQ. FT.
4	8420.6 SQ. FT.
5	8522.8 SQ. FT.
6	15319.2 SQ. FT.
7	8243.7 SQ. FT.
8	13444.5 SQ. FT.
9	8863.0 SQ. FT.
10	8912.7 SQ. FT.
11	11261.9 SQ. FT.
12	11113.0 SQ. FT.
13	10628.9 SQ. FT.
14	8666.4 SQ. FT.
15	7570.5 SQ. FT.
16	9174.0 SQ. FT.
17	11440.0 SQ. FT.
18	6109.3 SQ. FT.
19	8871.0 SQ. FT.
20	7379.8 SQ. FT.
21	6976.70 SQ. FT.
22	8942.4 SQ. FT.
23	8982.6 SQ. FT.
24	10080.4SQ. FT.
25	8986.3 SQ. FT.
26	7551.9 SQ. FT.
27	19343.3 SQ. FT.

LOT TABLE

1	33860.6 SQ. FT. OR 0.78 ACRES
2	21364.1 SQ. FT. OR 0.49 ACRES
3	23149.4 SQ. FT. OR 0.53 ACRES
4	460609.2SQ. FT. OR 1.07 ACRES
5	62726.4 SQ. FT. OR 1.44 ACRES
6	87120.0SQ. FT. OR 2.00 ACRES
7	26136.0SQ. FT. OR 0.60 ACRES
8	32844.4 SQ. FT. OR 0.75 ACRES
9	31193.0 SQ. FT. OR 0.72 ACRES
10	73,554.0 SQ. FT. OR 1.69 ACRES
11	83,256.2 SQ. FT. OR 1.91 ACRES
12	50332.6 SQ. FT. OR 1.16 ACRES
13	29093.2 SQ. FT. OR 0.67 ACRES
14	103461.1 SQ. FT. OR 2.38 ACRES
15	46645.3 SQ. FT. OR 1.07 ACRES
16	46835.7 SQ. FT. OR 1.08 ACRES
17	30474.8 SQ. FT. OR 0.70 ACRES
18	33583.3 SQ. FT. OR 0.77 ACRES
19	35356.2 SQ. FT. OR 0.81 ACRES
20	17986.0 SQ. FT. OR 0.41 ACRES
21	16904.8 SQ. FT. OR 0.39 ACRES
22	25990.5 SQ. FT. OR 0.60 ACRES
23	25165.7 SQ. FT. OR 0.58 ACRES
24	35719.2SQ. FT. OR 0.82 ACRES
25	34848. SQ. FT. OR 0.80 ACRES
26	48787.2 SQ. FT. OR 1.12 ACRES
27	191170.30SQ. FT. OR 4.39 ACRES
28	129,423.8 SQ. FT. OR 2.97 ACRES



VICINITY MAP (NOT TO SCALE)

REVISIONS:

PREPARED FOR:

DON BRUCE (OWNER)

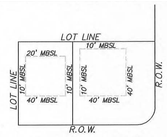
DON BRUCE
1911 HAYNES DRIVE
MURFREESBORO, TN
37129

PRELIMINARY PLAN
BRUCE HEIGHTS

LOCATED IN THE ELEVENTH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE
RECORD BOOK 1136, PAGE 3757 & RECORD BOOK 659, PAGE 2264 R. O. R. C. T.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 27°29'14" W	53.63'
L2	N 27°29'14" W	100.00'
L3	N 27°29'14" W	100.00'
L4	S 27°29'14" E	131.38'
L5	S 27°29'14" E	19.43'
L6	S 04°12'00" W	90.00'
L7	S 04°12'00" W	113.15'
L8	N 85°59'49" W	50.26'
L9	N 85°59'49" W	23.01'
L10	N 85°59'49" W	51.65'
L11	N 85°58'29" W	52.10'
L12	N 85°58'29" W	72.97'
L13	S 04°07'39" W	120.93'
L14	S 86°00'28" E	33.51'
L15	S 27°29'14" E	55.73'
L16	S 27°29'14" E	98.73'
L17	S 27°29'14" E	75.00'
L18	S 27°29'14" E	75.00'
L19	S 27°29'14" E	98.26'
L20	S 27°29'14" E	98.07'
L21	N 27°29'14" W	120.00'
L22	N 27°29'14" W	103.41'
L23	N 27°29'14" W	50.00'
L24	N 27°29'14" W	85.11'
L25	N 27°29'14" W	75.62'
L26	S 00°00'00" E	28.74'
L27	S 00°46'23" E	102.17'
L28	S 86°09'16" E	147.23'
L29	S 68°36'42" E	166.43'
L30	N 67°42'10" E	35.20'
L31	S 86°00'28" E	110.18'
L32	S 04°11'43" W	40.00'
L33	S 86°00'28" E	150.00'
L34	N 67°42'10" E	12.08'
L35	S 67°42'10" W	12.25'
L36	S 04°11'08" W	110.00'
L37	S 26°14'56" E	104.18'
L38	S 03°59'32" W	60.82'
L39	S 86°00'28" E	57.63'
L40	N 04°12'00" E	109.46'
L41	S 04°07'39" W	68.65
L42	S 31°40'12" E	112.61'
L43	S 04°11'43" W	9.04'
L44	N 90°00'00" E	22.78'
L45	N 67°42'10" E	106.88'
L46	N 80°50'51" E	90.96'
L47	N 27°29'14" W	50.00'



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

SITE BENCHMARK
UGB 02-425
ELEV. 649.80'
NAVD 83

ELEVATIONS ARE RELATIVE TO NAVD 88

THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND OTHER INFORMATION, AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT.

NOTE: BEARINGS ARE RELATIVE TO AN UNRECORDED SOILS PLAT BY MAX NORTHCUTT, RLS 1359 DATED 11/19/2004.

SOILS LEGEND

- 60 MPI
- 75 MPI

RECEIVED
APR 20 2016
BY: .....

NOTES:

1. The purpose of this plat is to subdivide the property for the creation of buildable lots. Total number of lots: 28. Total area: 34.18 acres + -
2. Surveyed area is located within a flood hazard zone as shown by FEMA Flood Insurance Rate Map No. 47149C0401 H dated Jan. 05, 2007 and No. 47149C0290 H dated Jan. 05, 2007. Property is located in Zone "AE" & "X". Zone "X" is outside the 100 year flood and Zone "AE" is within the 100 year flood..
3. Current zoning for the surveyed parcel is residential medium density "RM". Mimimun setbacks are:
   Front: 40 feet
   Rear: 20 feet
   Side: 10 feet
4. Underground utility locations as shown hereon are approximate and are subject to field verification by the utility owner. 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 can be obtained from the county register of deeds. Those utilities participating in the Tennessee one call system can be notified by calling 1-800-351-1111.
5. Bearings are based on an unrecorded plat by Max Northcutt, RLS 1359.
6. This parcel is subject to any and all rights-of-way and easements as shown or any other rights-of-way and easements or restrictions either recorded or by prescription that a title search may reveal.
7. Main line water taps will be made by the Consolidated Utility District. Contact the Consolidated Utility District concerning any connection fees or developmental procedures.
8. Water and Sewer service lines to be extended to property by owner\developer of each respective lot as needed.
9. A separate right-of-way excavation permit issued at the Street Department will be required for excavation or construction in the public right of way.
10. All minimum building setback lines must comply with the current ordinances of Rutherford County.
11. The nearest fire hydrant is located hereon..
12. This property is subject to all matters recorded in RB 1136, PG 3757 & RB 1136 PG 3760 & RB 659, PG 2264.
13. The subject property is affected by the Major Thoroughfare Plan.
14. All adjoining properties are Zoned "RM".
15. Surveyor was not furnished a title report.
16. All existing structures on Lot 27 are to remain.
17. Lots 1 shall have no access to and from Rucker Road.
18. **Minimum pad elevation for Lot 1 & 2 must be 639.00 and Lots 3-17 must be 638.00'.**
19. **Finished floor elevation for Lot 1 & 2 must be 641.00' and Lots 3-17 must be 640.00'.**
20. All platted sewage disposal areas and building envelopes shall be field-staked by a licensed surveyor to protect the areas from all construction traffic by the property owner or building contractor. the areas then shall be field checked and verified by the TDEC Division of Groundwater Protection prior to the issuance of the septic permit.
21. The water line is shown 5' within the designated 15' CUD easement from the right-of-way.
22. Don Bruce Court has been approved by E-911.

TAX MAP REF.:
Tax Map 150
P/O Parcel 26 & 26.03
SURVEYED BY:
JCS, DBH, JWS, CVG
DRAWING DATE:
03/10/2016
DRAWN BY:
CBS/JCS
CHECKED BY:
CBS, JCS
SCALE:
1" = 100'
PROJECT NUMBER:
DBRUCE RUCKER
FILE NAME:
C:\PROJ\DBRUCE RUCKER\PRELIMINARY PLAT_JCS.dwg

CHRIS SEXTON SURVEYING

JOHN CHRIS SEXTON
RLS 1898
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Crossville, TN
38555
615-785-3609
931-787-6943
chris.sexton53@gmail.com
www.chrissextonsurveying.com
facebook: chris sexton surveying

JOHN CHRIS SEXTON
REGISTERED LAND SURVEYOR
No. 1898
STATE OF TENNESSEE
4-8-16
TENNESSEE NO. 1898

SHEET NO.
1 OF 2