

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 Signed _____ 2016
 Josua D Watson
 Record Book 979, Page 3395
 Laura Watson

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Rutherford County, Tennessee, Planning Commission and that the monuments have been placed as shown hereon to the specifications of the County Engineer.

Date Signed _____ 2016
 Michael C. Roberts, PLS #2064

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 Registrar.

Date Signed _____ 2016
 Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the subdivision plat entitled _____ 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 Signed _____ 2016
 Manager, Consolidated Utility District of Rutherford County

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

I hereby certify that the subdivision plat entitled _____ has been approved by the Development Engineer for Middle Tennessee Electric Membership Corporation (MTEMC) for electric power service, that the subdivision is within the service area of MTEMC and that MTEMC is able to provide electric power service to the subdivision subject to the owner complying with the applicable rules and regulations of MTEMC. No electric power will be provided until MTEMC'S requirements for electric power have been met and approved in writing by the duly authorized representative of MTEMC.

Date Signed _____ 2016
 Middle Tennessee Electric Membership Corporation

CERTIFICATION 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 restrictions. Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be approved by the local health authority.

Date Signed _____ 2016
 Tennessee Department of Environment and Conservation Division of Groundwater Protection

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

- Any cutting or filling after _____ may render lots unsuitable for subsurface sewage disposal.
- Lots 1 & 2 are approved for up to _____ bedroom residence.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.

75 MPI
 60 MPI or less

LEGEND

- Property Line or Right-Of-Way Line
- - - Roadway Centerline
- - - Easement Line
- - - Minimum Building Setback Line
- IPSO Iron Pin Set
- IPFO Iron Pin Found
- Railroad Spike
- × Survey Point
- ▲ Nail
- Conc. Marker Found
- Soil Site Stake

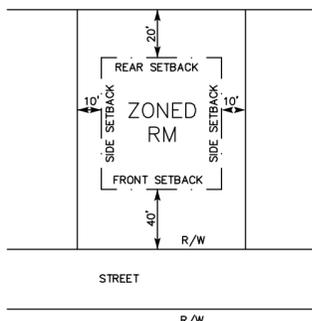
LINE	LENGTH	BEARING
L1	50.00	S85°34'09"E
L3	292.65	S16°49'27"E
L4	82.05	S83°56'52"E
L5	92.06	S05°11'32"W
L6	81.00	S73°48'39"W
L7	123.00	N02°06'35"E
L8	121.29	N31°26'13"E
L9	118.73	N34°30'25"W
L10	59.63	N03°58'59"E
L11	135.95	S59°21'50"E
L12	103.21	S31°27'05"W
L13	15.47	N85°33'38"W
L14	56.37	N85°33'34"W
L15	125.43	N10°25'58"W
L16	68.72	S48°27'50"E
L17	86.62	S18°29'27"E



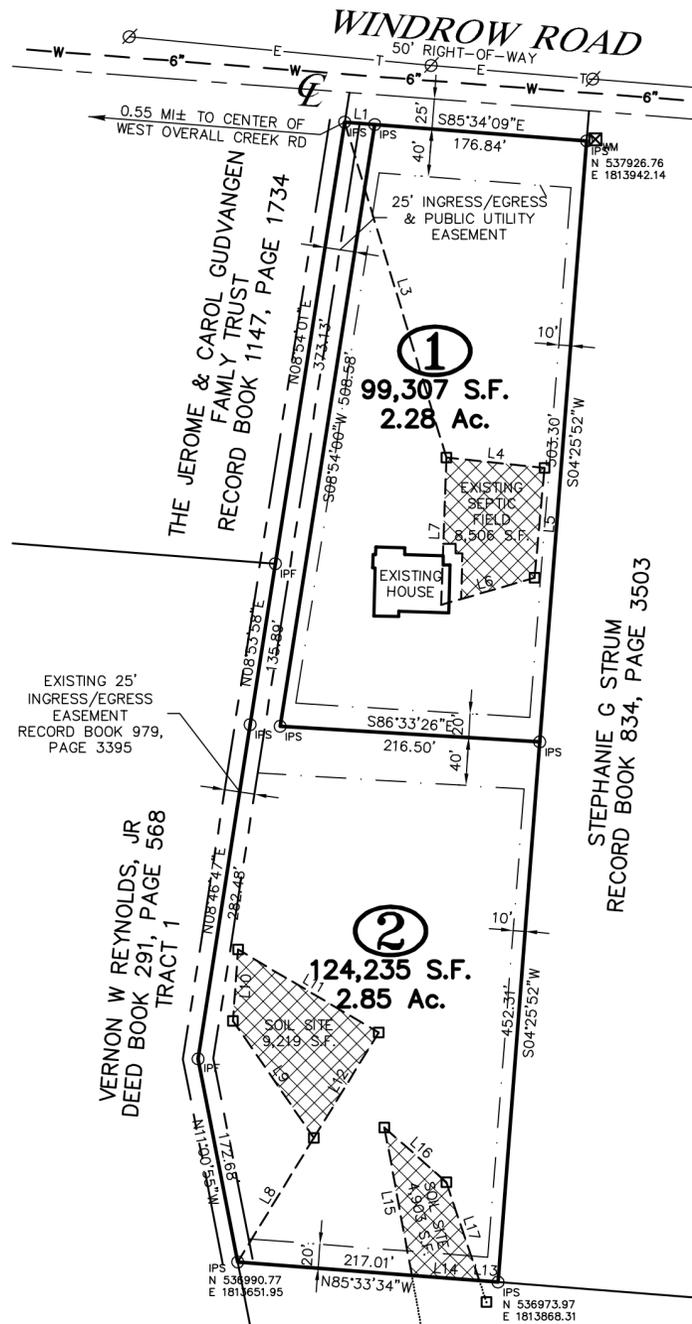
GRAPHIC SCALE

(IN FEET)
 1 inch = 100 ft.

ZONING: RM
 FRONT SETBACK: 40'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
 N.T.S.

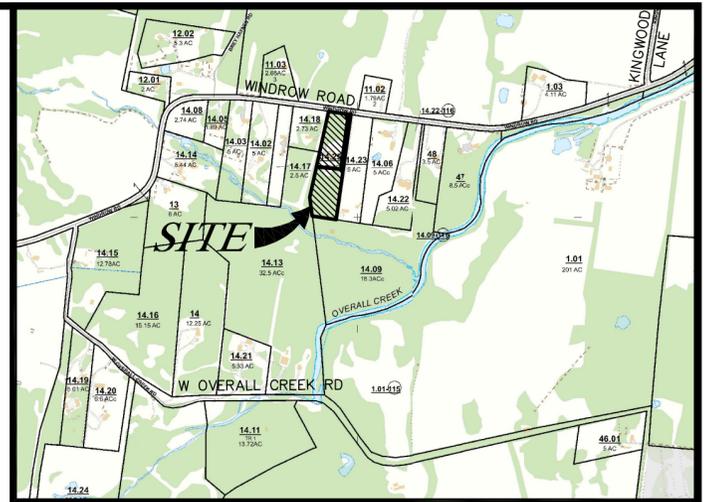


REMAINING PROPERTY OF
 B EUGENE & VIOLET WATSON
 DEED BOOK 288, PAGE 602

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.



203 High Point Lane
 Woodbury, TN 37190
 mroberts@DTCom.net
ROBERTS
 LAND SURVEYING
 Work: (615) 563-1462
 Mobile: (615) 653-8163
 Fax: (615) 563-7917



LOCATION MAP

N.T.S.

PLAT NOTES

- The purpose of this plat is to create a minor plat of 2 lots from 5.25 acres of the Joshua Watson property.
- 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 1-800-351-1111.
- Underground utilities shown were located using available aboveground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- This parcel is not included in areas designated as "Special Flood Hazard" on the National Flood Insurance Program Community Panel No. 470165_0245_H, Dated 1/5/2007. Zone X
- This survey was performed using a Real Time Kinematics (RTK) Global Positioning System (GPS). This is a dual frequency Topcon GB500/Hyper+ survey grade system with a horizontal accuracy of 10mm+1ppmxD and vertical accuracy of 15mm+1ppmxD.
- The soil types and locations shown hereon are taken from a soils map provided by _____ dated _____. The local health authority maintains a copy of the soils map and has reviewed this final plat for conformance with same. Roberts Land Surveying, assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
- These and all surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.)

OWNER: JOSHUA D WATSON
 LAURA WATSON
 ADDRESS: 6445 WINDROW RD
 ROCKVALE, TN 37153
 RECORD BOOK: 979, PAGE: 3395
 TAX MAP: 116, PARCEL: 14.25

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

MINOR PLAT

JOSHUA WATSON
 TWO LOT SUBDIVISION

12th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: JUNE, 2016 SCALE 1"=100' SH. 1 OF 1