TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

1. ANY CUTTING OR FILLING AFTER _____, MAY RENDER LOTS UNSUITABLE FOR SUBSURFACE SEWAGE DISPOSAL.
2. LOT 1 HAS BEEN EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES FOR A _____ BEDROOM HOME.
3. LOT 2 HAS BEEN EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES FOR A _____ BEDROOM HOME.
4. ALL SHADED AREAS ARE TO BE RESERVED FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS. KEEP ALL HOUSES, UTILITIES, AND DRIVES OUTSIDE SHADED AREAS.
5. ANY ENCROACHMENT OF SOILS AREAS MAY RESULT IN LOSS OF BEDROOM APPROVAL.

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

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 STRUCTURES AND PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL SHALL BE APPROVED BY THE LOCAL HEALTH AUTHORITY.

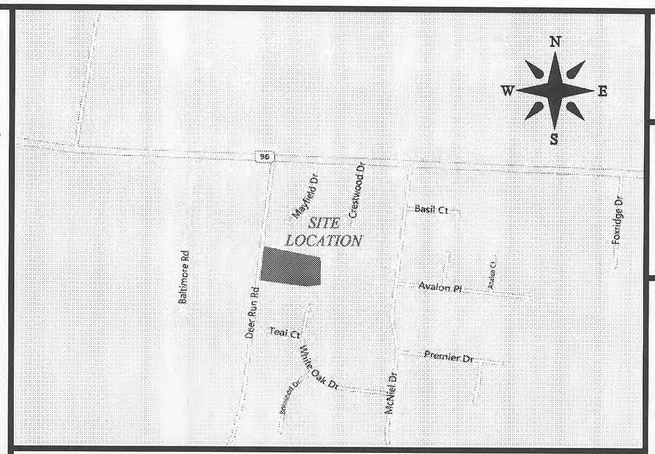
_____ _____

DATE *T.D.E.C./D.W.R.*

NOTES:

1. The purpose of this plat is to subdivide a portion of the existing property so that a house/houses may be constructed.
2. Surveyed area is not located within a flood hazard zone as shown by FEMA Flood Insurance Rate Map No. 47149C0235Hdated Jan 05, 2007. Property is located in Zone "X". Zone "X" is defined as areas outside the 100 year flood plain.
3. Current zoning for the surveyed parcel is "RM" Minimum building setbacks are:
   Front: 40 feet
   Rear: 10 feet
   Side: 20 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 Magnetic North -- 01/06/2006.
6. Total Area of this subdivision: 5.43 Acres
7. 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.
8. Main line water taps will be made by the Consolidated Utility District. Contact the Consolidated Utility District concerning any connection fees or developmental procedures.
9. Water and Sewer service lines to be extended to property by owner\developer of each respective lot as needed.
10. 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.
11. All minimum building setback lines must comply with the current ordinances of Rutherford County.
12. The nearest fire hydrant is located within 1000' of the property.
13. This Survey was performed in the field with a Sokkia Reflectorless Total Station.
14. Total Number of Lots: 2

NOTE: BEARINGS ARE RELATIVE TO MAGNETIC NORTH -- 08/20/2013.

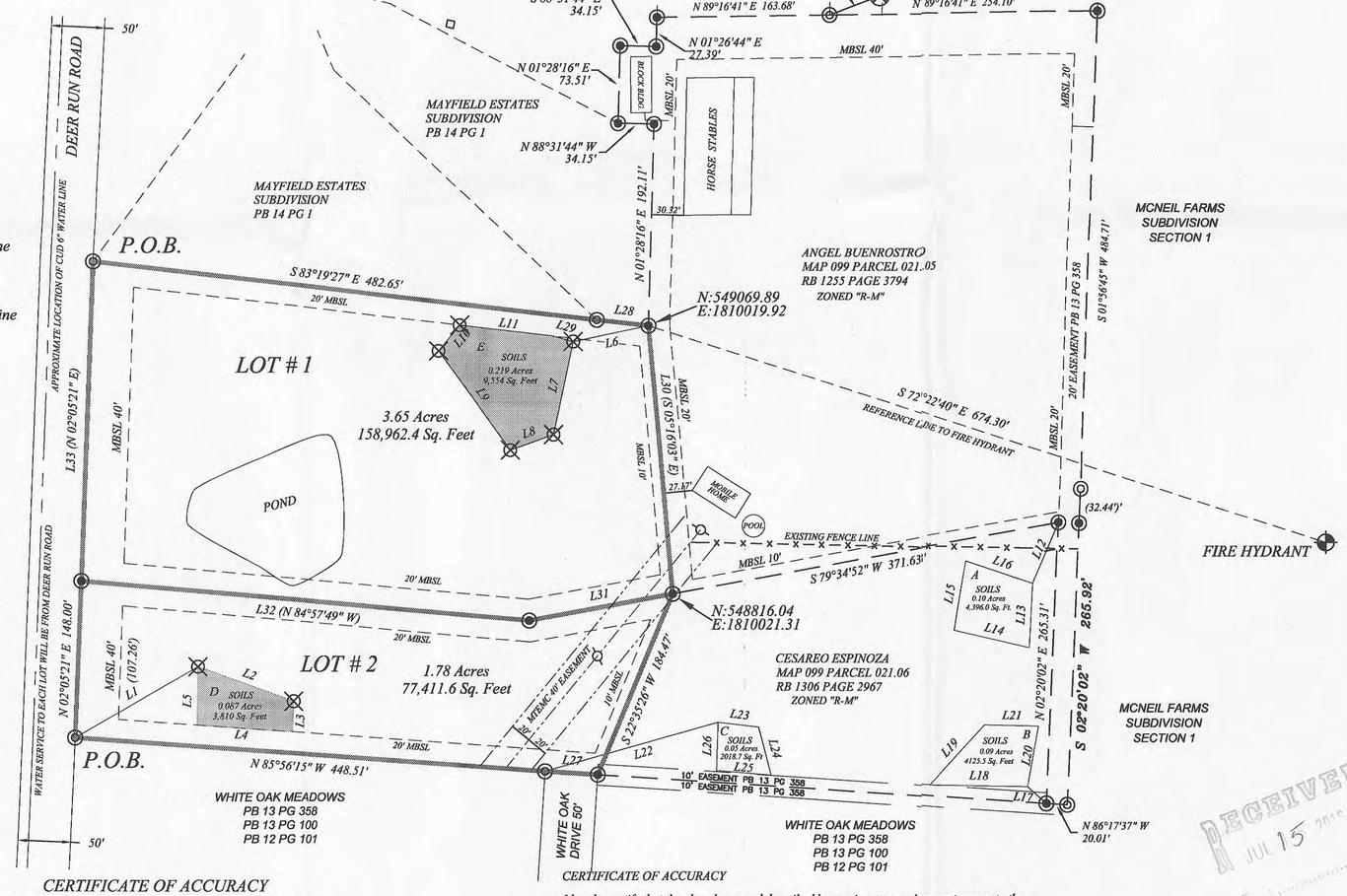


NOT TO SCALE **LOCATION MAP**

LEGEND

- = Point
- = Iron Pin (O)
- = 1/2" Rebar (N) w/ Sexton Cap
- = Utility Pole
- = Soils Stake
- = Water Meter
- = Fire Hydrant
- = UGB
- = Property Line
- = Fence Line
- = Reference Line

Graphic Scale
1"= 100'
0' 100' 200' 300'



SOILS

LINE	BEARING	DISTANCE
L1	N 60°05'44" E	134.04'
L2	S 70°11'12" E	96.85'
L3	S 02°29'53" W	38.78'
L4	N 85°58'24" W	90.66'
L5	N 00°31'58" E	65.01'
L6	S 78°11'49" W	72.83'
L7	S 12°05'35" W	89.71'
L8	S 70°25'36" W	43.48'
L9	N 36°06'37" W	115.97'
L10	N 39°32'53" E	45.76'
L11	S 83°20'07" E	89.00'
L12	S 22°38'41" W	62.60'
L13	S 02°57'37" W	60.96'
L14	N 77°07'47" W	73.08'
L15	N 09°11'48" E	66.41'
L16	S 71°48'27" E	67.14'
L17	N 48°40'59" W	23.70'
L18	N 89°03'05" W	92.72'
L19	N 42°30'32" E	76.76'
L20	N 10°06'19" E	58.03'
L21	S 88°53'40" E	51.04'
L22	N 74°18'59" E	170.33'
L23	S 83°11'30" E	38.77'
L24	S 14°46'50" E	46.57'
L25	N 85°23'51" W	51.94'
L26	N 01°45'27" E	45.45'
L29	S 74°54'29" E	20.40'

SHORT LINE TABLE

L27	N 86°11'37" W	50.00'
L28	S 83°26'31" E	49.36'
L30	S 05°11'03" E	253.85'
L31	S 79°34'52" W	138.30'
L32	N 84°57'49" W	428.38'
L33	N 02°05'21" E	302.13'

CERTIFICATE OF ACCURACY

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is greater than 1: 10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications outlined by the State of Tennessee.

_____ _____ _____

Date *John Chris Sexton* *RLS 1898*

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a 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 Road commissioner or the County Engineer.

_____ _____

Date *Surveyor*

NOTE:
The soil area as shown were identified by The Soils Group maintaining an office at 2159 N Thompson Ln, Murfreesboro, Tennessee 37129. (615-848-2780) Randy Dickerson Soil Scientist

RECEIVED JUL 15 2016

CERTIFICATE OF OWNERSHIP

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 and establish the minimum building restriction lines, and dedicate all streets, alleys, walks, and utilities therein, parks and other open spaces to public or private use as noted.

_____ *By:* _____

Date *SUE COOK*

(reference Deed Book 669 page 105 R.O.R.C.T.)

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

I hereby certify that the subdivision shown hereon has been approved by the Middle Tenn. Electric Membership Corp. (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 service will be provided until MTEMC's requirements for electric power service have been met.

_____

Date *MTEMC Power System Official*

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 Register of Deeds.

_____

Date *Planning Commission Secretary*

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) the water lines and appurtenances for the water system of the subdivision shown hereon have been installed in accordance with County codes and specifications and the Tennessee Department of Environment and Conservation, Community Public Water Systems Design Criteria, or (2) that a surety for these improvements has been posted with the Consolidated Utility District to assure completion of same and that the land shown to be subdivided hereon is within the water service jurisdiction of [either Murfreesboro Water and Sewer Department or Consolidated Utility District].

_____

DATE *Consolidated Utility District*

NOTE:
Water service for each lot will be served from Deer Run Road.

DATE OF RECORDING: _____

TIME OF RECORDING: _____

PLAT BK.: _____ *, PAGE:* _____

REVISIONS:

_____

_____

PREPARED FOR:

OWNER/CLIENT

COOK BROTHERS EDUCATIONAL FUND, LLC
2441Q OLD FORT PKWY # 312
MURFREESBORO, TN
37128

MINOR SUBDIVISION PLAN
SUE COOK SUBDIVISION

COOK BROTHERS EDUCATIONAL FUND, LLC PROPERTY
LOCATED IN THE SEVENTH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, AND IS THE
COOK BROTHERS EDUCATIONAL FUND, LLC PROPERTY
DEED BOOK 669 PAGE 105
REGISTERS OFFICE RUTHERFORD COUNTY

TAX MAP REF.: Tax Map 099 P/O Parcel 021.04

SURVEYED BY: JCS,JPV

DRAWING DATE: 06/15/2016

DRAWN BY: JCS

CHECKED BY: JCS

SCALE: 1" = 100'

PROJECT NUMBER: 2016-045

FILE NAME: C:/2016-045/2013-050D.DWG

JOHN CHRIS SEXTON
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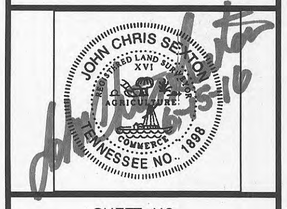

SHEET NO.
1 OF 1