

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 ENVIRONMENT AND CONSERVATION FOR A _____ BEDROOM HOME.
 - 3.) LOT 2 HAS BEEN EVALUATED BY THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION FOR A _____ BEDROOM HOME.
 - 4.) AREAS DESIGNATED AS SUITABLE SOILS AREA ARE RESERVED FOR SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS).
 - 5.) KEEP ALL UTILITIES AND DRIVEWAYS OUTSIDE OF THESE AREAS.
- ANY DISCHARGEMENT OF SOILS AREAS MAY RESULT IN LOSS OF BEDROOM APPROVAL.

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) 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 STRUCTURES AND PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE APPROVED BY TDEC.

DATE: _____ TDEC/DNR: _____

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PARCEL INTO 2 LOTS AND A 5+ ACRE PARCEL FOR FUTURE DEVELOPMENT. THIS IS A 2 LOT SUBDIVISION.

MINOR SUBDIVISION PLAT TINY TOWN SUBDIVISION

OWNER'S ADDRESS:
DON BRUCE
1911 HAYNES DRIVE
MURFREESBORO, TN 37129

OWNER: DON BRUCE AS RECORDED IN DEED BOOK 1577, P. 1297; RORCT.
BEING A PORTION OF MAP 150, PARCEL 028.03
ZONED: RM
SETBACKS:
FRONT = 40'
REAR = 20'
SIDE = 10'



CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

I hereby certify that the subdivision shown hereon has been approved by the SINGLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (STEMC) for electric power service, that the subdivision is within the service area of STEMC, and that STEMC is able to provide electric power service to the subdivision subject to the owner complying with the applicable rules and regulations of STEMC. No electric power service will be provided until STEMC's requirements for electric power service has been met.

DATE: _____ STEMC POWER 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.

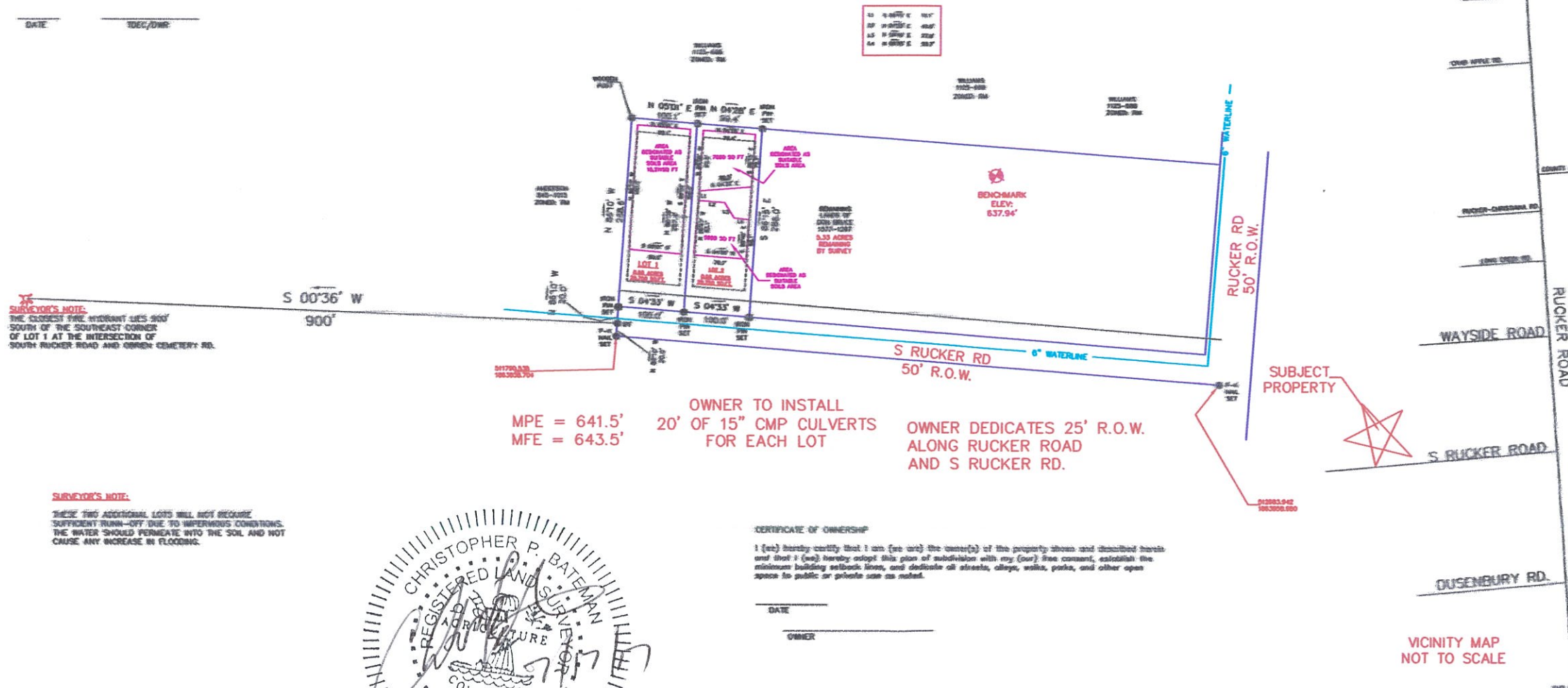
DATE: _____ PLANNING COMMISSION SECRETARY: _____

FINAL PLAT CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the Final Plat entitled "Tiny Town Subdivision" has been approved by 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.C. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

DATE: _____ Consolidated Utility District of Rutherford County

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



YES SURVEYOR'S NOTE:
THE CLOSEST FIRE HYDRANT LIES 900' SOUTH OF THE SOUTHEAST CORNER OF LOT 1 AT THE INTERSECTION OF SOUTH RUCKER ROAD AND OWEN CEMETERY RD.

SURVEYOR'S NOTE:
THESE TWO ADDITIONAL LOTS WILL NOT REQUIRE SUFFICIENT RUN-OFF DUE TO IMPERVIOUS CONDITIONS. THE WATER SHOULD PERMEATE INTO THE SOIL AND NOT CAUSE ANY INCREASE IN FLOODING.

MPE = 641.5'
MFE = 643.5'

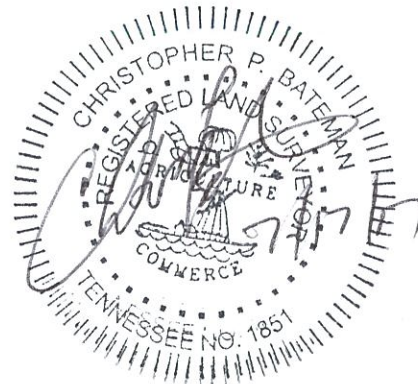
OWNER TO INSTALL 20' OF 15" CMP CULVERTS FOR EACH LOT

OWNER DEDICATES 25' R.O.W. ALONG RUCKER ROAD AND S RUCKER RD.

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

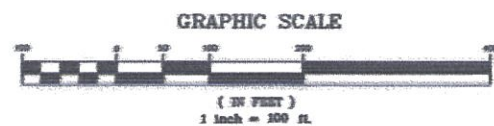
DATE: _____
OWNER: _____



I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY, AND THE RATIO OF THE PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 7,500:1 AS SHOWN HEREON.

Chris Bateman
TENN. REG. # 1851

THE CURRENT SURVEY WAS COMPLETED USING THE MOST RECENT RECORDED DEEDS AND WITHOUT THE BENEFIT OF A FULL TITLE SEARCH. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR FURTHER INFORMATION SAID TITLE SEARCH WOULD REVEAL.



JOB NAME:	CHRIS BATEMAN LAND SURVEYING SERVICES
LOCATION:	521 WOOSLEY ROAD TULLAHOMA, TN 37388 931-759-4457 (HOME) 931-224-6071 (CELL)
DESCRIPTION:	

DRAWN BY: CPB	CHECKED BY: CPB
SCALE: 1" = 100'	
DATE: JUNE 28, 2017	
JOB NUMBER	SHEET

