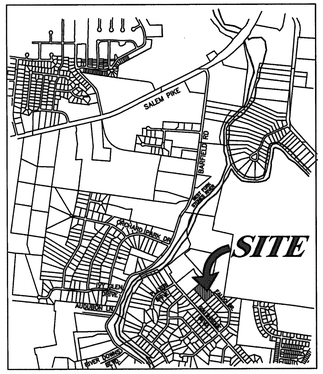


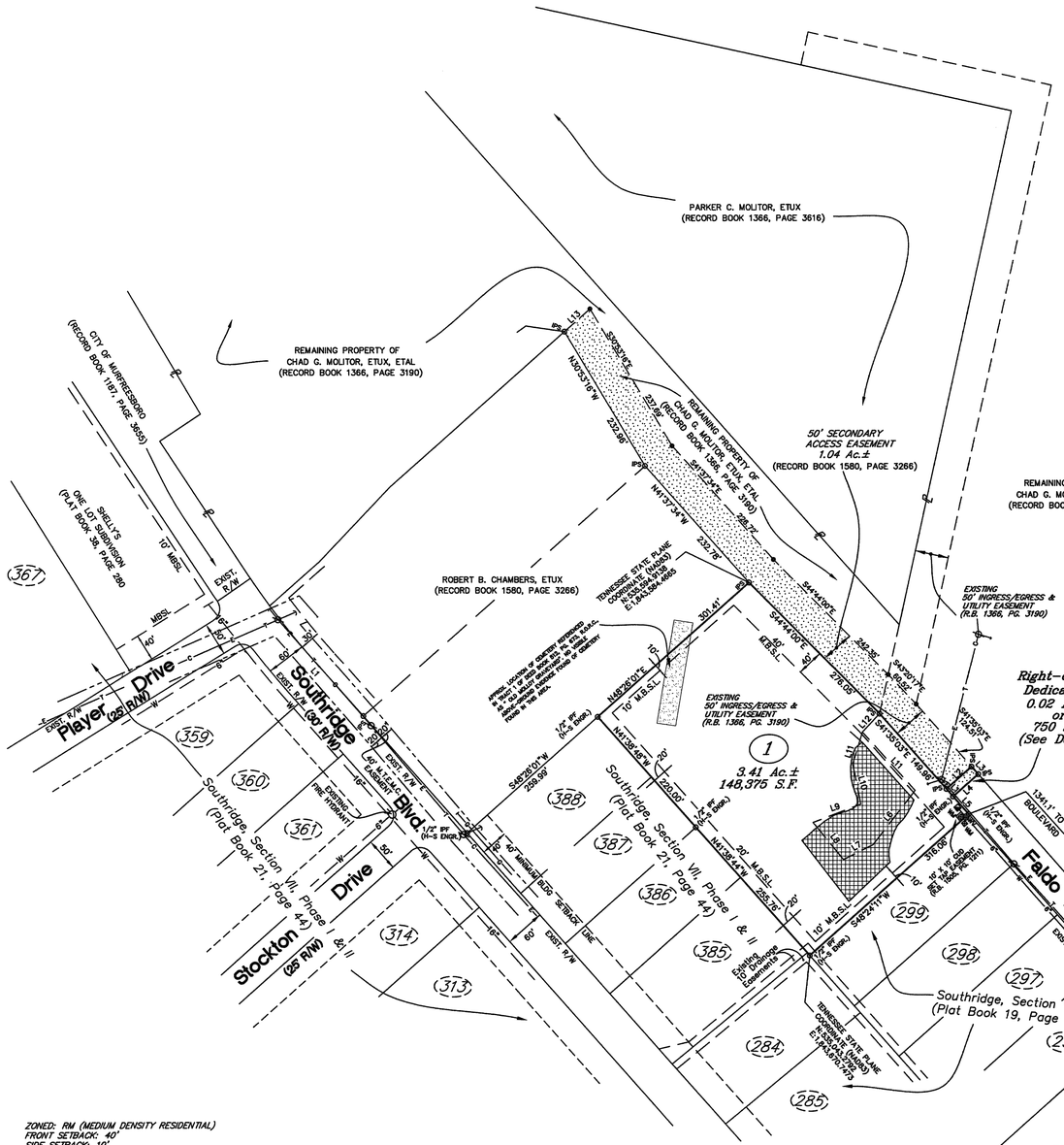
LOCATION MAP

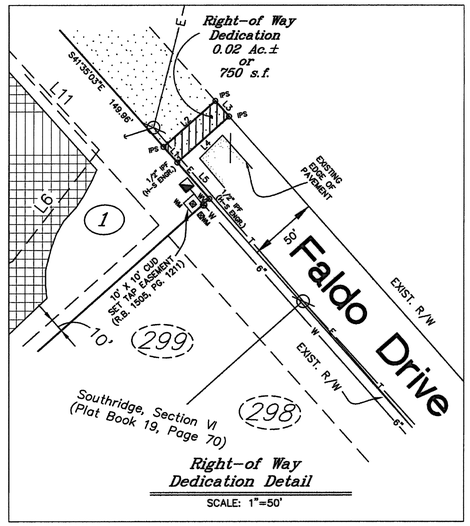
N.T.S.

PLAT NOTES

1. The purpose of this plat is to create Lots 1 of the Heidi's One Lot Subdivision.
2. 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.
3. Underground utilities shown were located using available above ground 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.
4. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
5. This survey was performed usting the following global positioning system (GPS) survey equipment – TOPCON Hiper Plus-Model #01-840801-01 (Dual frequency). (Real-Time Kinematic) Surveying
6. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
7. The soil types and locations shown hereon were provided by The Soils Group, Inc. dated 06-13-2017. The TDEC Division of Groundwater Resources maintains a copy of the soils maps and has reviewed the final plat for conformance with same. Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
8. All surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
9. Bearings Based on the Tennessee State Plane Coordinate System (NAD 83).

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°35'03"W	15.00'
L2	N48°25'32"E	50.00'
L3	S41°35'03"E	15.00'
L4	S48°25'32"W	50.00'
L5	S41°34'28"E	35.00'
L6	S37°50'58"W	101.49'
L7	N63°10'01"W	49.61'
L8	N39°18'20"W	71.30'
L9	N69°01'28"E	75.93'
L10	N11°27'25"W	61.03'
L11	S42°05'08"E	116.87'
L12	S42°41'53"W	37.47'
L13	N48°26'01"E	50.88'

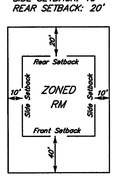




LEGEND

- Ø Utility Pole
- FH Existing Fire Hydrant
- WV Water Valve
- WM Water Meter
- Water Line Blow Off
- —UGE— Underground Electric Line
- —UGT— Underground Telephone Line
- —E— Overhead Electric Line
- —T— Overhead Telephone Line
- —C— Overhead Cable Line
- E Electric Box
- C Cable Television Box
- T Telephone Box
- Fence
- Property Line

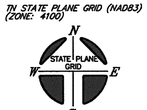
ZONED: RM (MEDIUM DENSITY RESIDENTIAL)
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

LEGEND
IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED PLASTIC CAP)
IPF ○ IRON PIN FND.(SIZE & DESC. STATED)
○ RAILROAD SPIKE
FENCE
● SURVEY POINT
△ NAIL
■ CONC. MARKER FND.
□ SOIL SITE STAKE

BEARING BASIS:
TN STATE PLANE GRID (NAD83)
(ZONE: 4100)



1 LOT = 261,507 S.F. OR 3.41 Ac.±
R/W DEDICATION= 0.02 Ac ± or 750 s.f.

0' 100' 200'

THIS LOT IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP NO. 47149C0027OH DATED 1/07/2007. ZONE: X

OWNER: Chad G. Molitor and Shelly R. Molitor, and Horizon IV, LP, a Tennessee limited partnership, fka Molitor Family Partnership, LP, a Tennessee limited partnership

ADDRESS: 805 S. Church Street, Suite 9
Murfreesboro, TN 37130

TAX MAP: 113 PART OF PARCEL: 36.00

RECORD BOOK: 1366 PAGE: 3190

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 TDEC Division of Groundwater Resources.

Date

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF GROUND WATER RESOURCES

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

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

75 MPI
60 or 45 MPI

SOILS AREAS			
LOT	60 OR 45 MPI	75 MPI	TOTAL
1	0 S.F.	17,797 S.F.	17,797 S.F.

LOT	MIN. DRIVEWAY CULVERT SIZE
1	15"

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

Record Book 1366, Page 3190

Horizon IV, LP
a Tennessee Limited Partnership
fka Molitor Family Partnership, LP
a Tennessee Limited Partnership

Chad G. Molitor

Shelly R. Molitor

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.

7-19-2017
Date

Douglas A. Vaught
Tenn. RLS No. 1960

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I hereby certify that the subdivision plat entitled Minor Plat Heidi's One Lot Subdivision has been approved by the engineers of 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

Consolidated Utility District Official of Rutherford County

CERTIFICATE OF APPROVAL FOR ELECTRIC POWER

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, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's 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

Middle Tennessee Electric Membership Corporation

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

Secretary, Planning Commission

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

DOUGLAS A. VAUGHT — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — No. 1960 — 7/19/2017

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

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 893 - 4084, FAX: 893 - 0080

MINOR PLAT
HEIDI'S ONE LOT SUBDIVISION

11TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: JULY 2017 | SCALE: 1"=100' | SH. 1 OF 1

C:\LAND PROJECTS 2009\STONES RIVER GRAVITY EXTENSION\REVOLUTION\13-41 AC ONE LOT SDIVKOLUTION ONE LOT 3.41 AC SUBDIVISION.dwg, Model, 7/19/2017 9:19:20 AM, ACADO01