

**PLAT NOTES**

- The purpose of this plat is to create Lot 1 of the Wayne Westmoreland Subdivision.
- 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 above ground evidence, as well as 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.
- 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.
- Parcels may be subject to additional easements and/or restrictions, by record or prescription, that a complete title search may reveal.
- The soil types and locations shown hereon were provided by The Soils Group, Inc. dated 10-16-2017. 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.
- All surrounding parcels are zoned RM per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
- Bearings based on the Tennessee State Plane Coordinate System (NAD 83).

LOT NO.	MIN. DRIVEWAY CULVERT SIZE
1	18"

**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

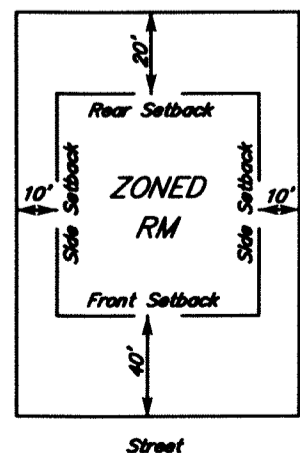
**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:**

- Any cutting or filling after \_\_\_\_\_ may render lots unsuitable for subsurface sewage disposal.
- Lot 1 is 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 or 45 MPI

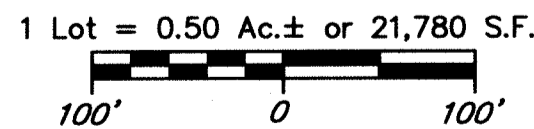
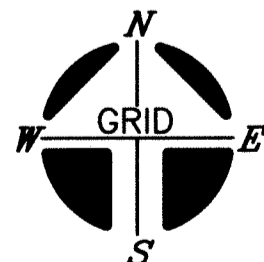
SOIL AREAS			
LOT	60 OR 45 MPI	75 MPI	TOTAL
1	0 S.F.	17,380 S.F.	17,380 S.F.

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



TYPICAL BUILDING SETBACK DETAIL  
 N.T.S.

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



- LEGEND**
- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
  - IPF ○ IRON PIN FOUND
  - ⊕ POWER POLE
  - FENCE
  - EXISTING WATER LINE
  - EXISTING ELECTRIC LINE
  - EXISTING TELEPHONE LINE

REMAINING PROPERTY WAYNE WESTMORELAND  
 R.B. 50, PG. 2336

LINE	BEARING	LENGTH
L1	N21°55'42"E	41.76'
L2	N83°37'41"W	98.90'
L3	N83°37'41"W	17.84'
L4	N77°27'25"W	20.00'

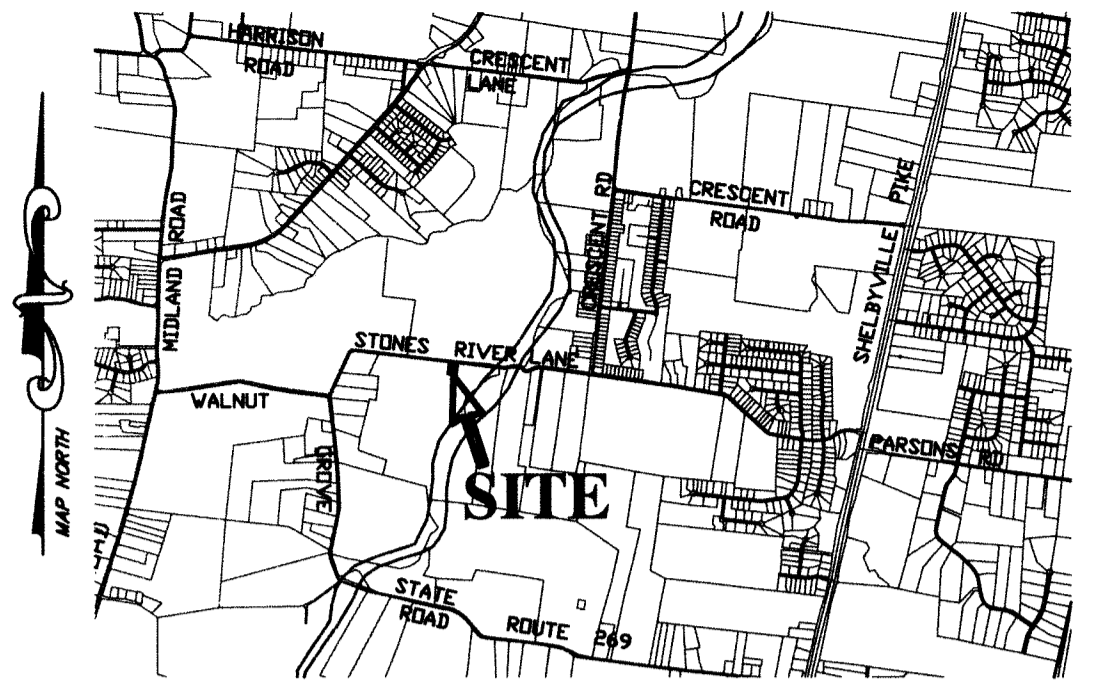
OWNER: WAYNE WESTMORELAND  
 ADDRESS: 755 STONES RIVER LANE  
 MURFREESBORO, TN. 37128  
 TAX MAP: 159, PART OF PARCEL: 3.00  
 RECORD BOOK: 50, PAGE: 2336  
 MAP NUMBER: 47149C0377H  
 DATED: JANUARY 5, 2007 ZONE X

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

**CERTIFICATE OF ACCURACY**

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.

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



LOCATION MAP  
 N.T.S.

**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.

Record Book: 50, Page 2336

Date \_\_\_\_\_ Wayne Westmoreland

**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 12-5-17  
 \_\_\_\_\_  
 Johnnie H. Leonard III  
 Tenn. RLS No. 2189

**CERTIFICATE FOR APPROVAL OF WATER SYSTEMS**

I hereby certify that the subdivision plat entitled Wayne Westmoreland 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

MINOR FINAL PLAT  
**WAYNE WESTMORELAND**  
 ONE LOT SUBDIVISION  
 20th Civil District of Rutherford County, Tennessee