

- PLAT NOTES**
- The purpose of this plat is to resubdivide Lot 3 and Tract 11.
 - The recording of this plat voids, vacates, and supersedes the previous recording of Lot 3, Pleasant View, Section II, as recorded in Plat Book 42, Page 73. All other information on said plat remains the same.
 - 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 constructed by the subdivision developer.
 - 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 04-25-2018. The local health authority 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 RL per the Rutherford County Regional Planning Commission (R.C.R.P.C.).
 - The required stream buffer area along Bradley Creek shall conform to all limitation and restrictions as set forth under the Rutherford County Stormwater Ordinance.
 - Water meter for Lot 3 will be set at right of way of Pleasant View Drive.

LOT/TRACT	100 YEAR FLOOD ELEVATION*	MINIMUM PAD ELEVATION	MINIMUM FLOOR ELEVATION
11	609.2	610.2	612.9
3	611.2	612.8	614.8

*NOTE: 100 YEAR FLOOD ELEVATIONS TAKEN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE STUDY PROFILE FOR BRADLEY CREEK

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

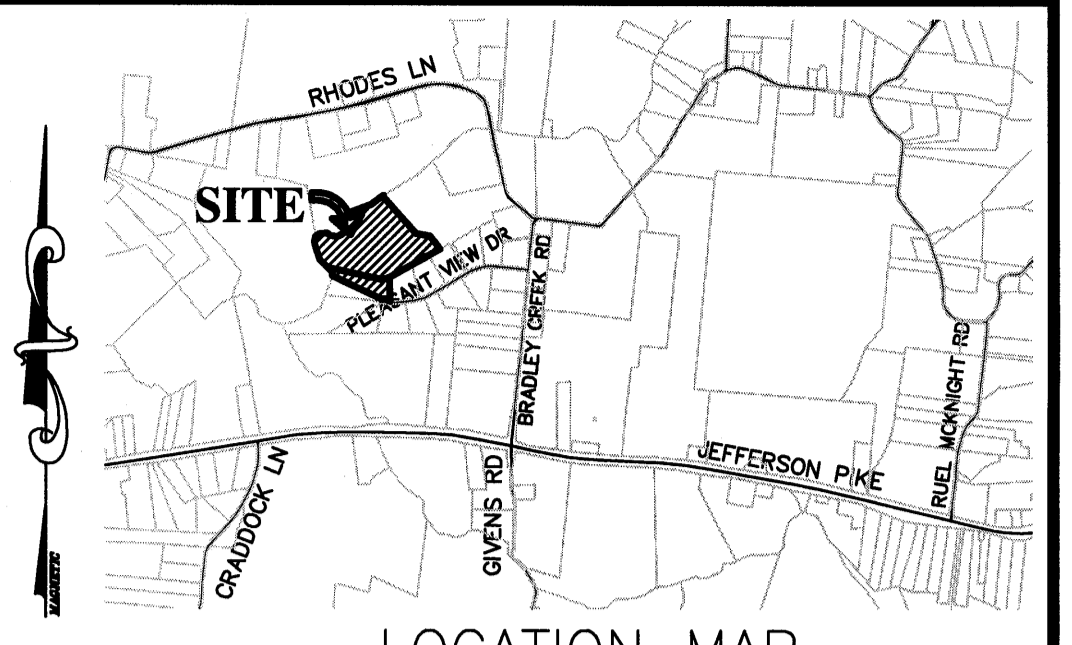
General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be approved by TDEC Division of Groundwater Resources.

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

- Any cutting or filling after _____ may render lots unsuitable for subsurface sewage disposal.
- Tract 11 is approved for up to _____ bedroom residence.
- Lot 3 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.

LEGEND

- IPS O IRON PIN SET (1/2" REBAR WITH STAMPED PLASTIC CAP - 1/2" ENGR.)
- IPF O IRON PIN FND.
- EXISTING POWER POLE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING TELEPHONE LINE
- EXISTING FENCE LINE



LOCATION MAP
N.T.S.

LOT/TRACT	SOILS AREAS		TOTAL
	60 MPI OR LESS	75 MPI	
11	21,890 S.F.	0 S.F.	21,890 S.F.
3	22,390 S.F.	0 S.F.	22,390 S.F.

LOT/TRACT NUMBER	MIN. DRIVEWAY CULVERT SIZE
11	15"
3	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.

Record Book 1703, Page 2742
Record Book 1703, Page 2938

Date _____ Simmons Builders Inc
Tract 11, Vaught Properties

Date _____ Simmons Builders Inc
Lot 3, Pleasant View, Section II

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.

3/25/2019
Date

Philip S. Chapman
Philip S. Chapman
Tech. RLS No. 2007

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I hereby certify that the subdivision plat entitled Final Plat, 2nd Resubdivision of Lot 3 Pleasant View Farms and Tract 11 Vaught Properties 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 requirements 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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°43'31"W	23.02'
L2	N13°32'29"E	12.45'
L3	N36°01'31"W	27.80'
L4	S89°02'12"E	78.86'
L10	S80°51'59"W	57.40'
L11	S80°51'59"W	70.44'
L12	S00°16'29"W	57.39'
L13	N78°35'23"W	18.50'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	28.50'	50.00'	28.11'	S73°23'46"E
C2	23.87'	50.00'	23.65'	S43°23'25"E
C3	51.34'	50.00'	49.11'	N59°09'30"W
C4	53.76'	50.00'	51.21'	S60°37'29"W

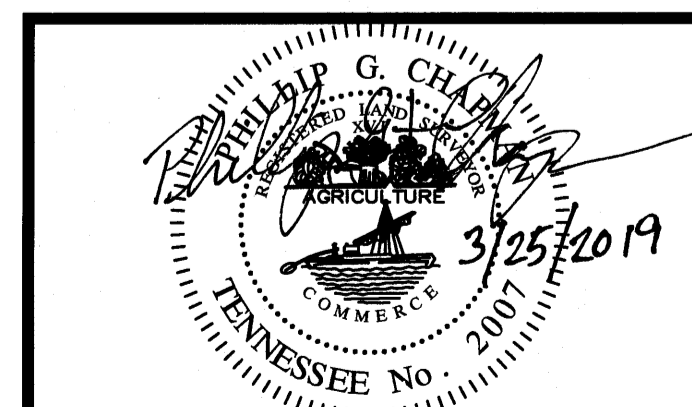
I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR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

LOT 3 PLEASANT VIEW, SECTION II
& TRACT 11 VAUGHT PROPERTIES
PREVIOUSLY RECORDED IN
PLAT BOOK: 42, PAGE: 73.

LOT 3 - PLEASANT VIEW, SECTION II
OWNER: SIMMONS BUILDERS INC
ADDRESS: 9715 BRADLEY CREEK ROAD
MILTON, TN 37118
TAX MAP: 43, PARCEL: 27.18
RECORD BOOK: 1703, PAGE: 2938

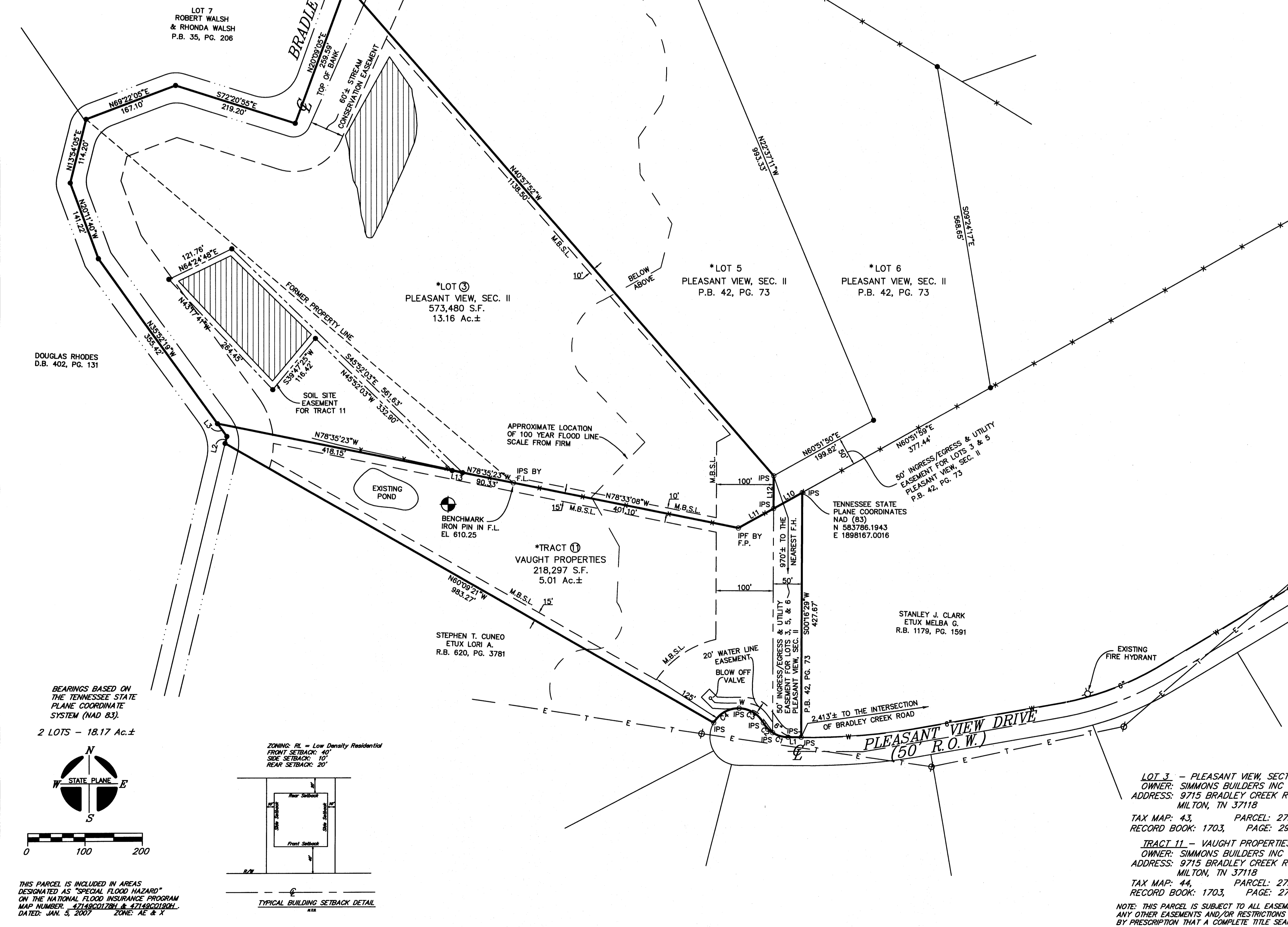
TRACT 11 - VAUGHT PROPERTIES
OWNER: SIMMONS BUILDERS INC
ADDRESS: 9715 BRADLEY CREEK ROAD
MILTON, TN 37118
TAX MAP: 44, PARCEL: 27.03
RECORD BOOK: 1703, PAGE: 2742

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.



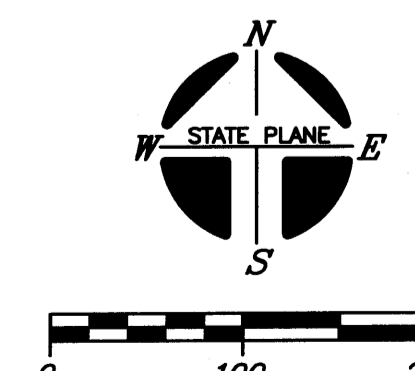
H. HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING: 893 - 4084, FAX: 893 - 0080

FINAL PLAT
2nd RESUBDIVISION OF LOT 3
PLEASANT VIEW, SECTION II
AND TRACT 11
VAUGHT PROPERTIES
16th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: MARCH 2019 SCALE: 1"=100' SH. 1 OF 1



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

2 LOTS - 18.17 Ac.±



THIS PARCEL IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER: 47149001281 & 4716001801. DATED: JAN. 5, 2007. ZONE: AE & X

