

PLAT NOTES

- The purpose of this plat is to Cut off the portion of Tax Map 120, Parcel 23.05 that is on the east side of Highway 41 to create a new lot of record.
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
- Underground utilities shown were located using available aboveground 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.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- 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.
- All surrounding properties are zoned RL per Rutherford County Regional Planning Commission, except property to the north which is zoned RD-1 per Williamson County Regional Planning Commission.
- Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
- There shall be no clearing, grading, construction, or disturbance of soil and / or native vegetation except as permitted by the Rutherford County Engineering Department. The buffer is from Top of Bank.
- No soils to be used for septic within the CUD Easement or within 10 feet of a CUD water main, water meter, or fire hydrant.
- The applicable zoning ordinance allows for an alternate setback of 1 1/2 times the required side yard setback (15') for one street frontage on corner lots provided a rear setback is provided opposite the normal front setback on the other street frontage.
- If there are hydric soils, Rutherford County Planning and Engineering recommends having a hydrologic determination to evaluate the suitability of the soil prior to home construction on the impacted lot.
- A driveway permit will be required from TDOT if a driveway connection is made to Highway 41A or Rutherford County Highway Department if a driveway connection is made to John Windrow Road.
- Water Meter to be set at R.O.W. of John Windrow Road.
- There is not a fire hydrant within 1000 feet of subject property.
- On _____, 2020 the Rutherford County Regional Planning Commission granted a waiver for allowing a fire hydrant not to be within 1000 feet of the subject property.

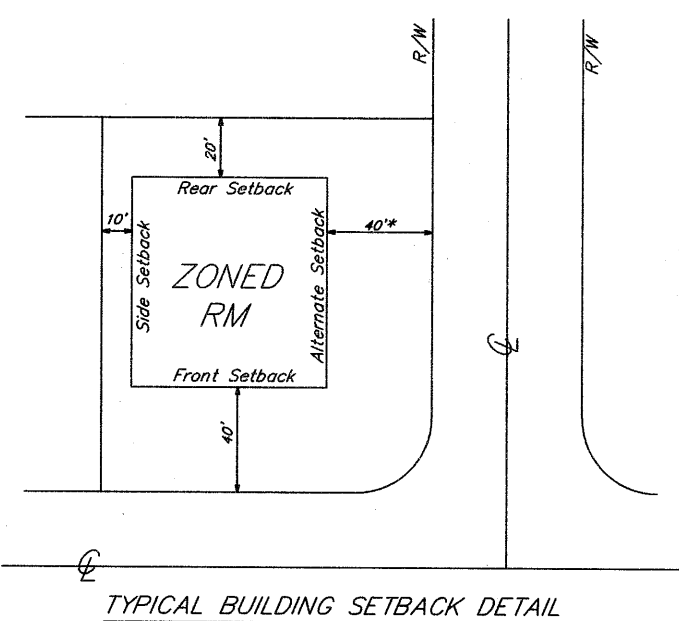
GLOBAL POSITION SYSTEM SURVEY NOTES

- The survey portion was performed using the following global positioning system (GPS) survey equipment: SOKKIA GRX2 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. TDOT CORS station TN38 for horizontal and for vertical control.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The date that fieldwork was performed for this survey were: 2/20/2020 & 2/21/2020
- The datum(s) for the TDOT CORS Station that was used: HORIZ.: NAD83(2011) EPOCH 2010 VERT.: NAVD 1988
- Fixed Control Station designation with positional data:
TDOT CORS STATION-TN38
STATE PLANE (TN 4100-US SURVEY FT. - NORTHING: 569,154.86
EASTING: 1,837,086.15
ELEVATION: 558.34 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDOT CORS Station TN38:
0.99992680 (STATE PLANE-TN 4100-US SURVEY FT.)

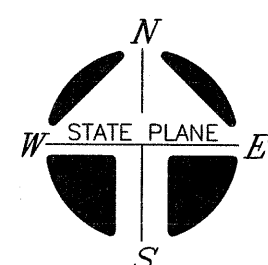
LEGEND

- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
- IPF ○ IRON PIN FND.
- ⊕ EXISTING POWER POLE
- W—W— EXISTING WATER LINE
- E—E— EXISTING ELECTRIC LINE

ZONING: RM = Residential Medium-Density
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'
*Alternate Corner Setback = See Note 11



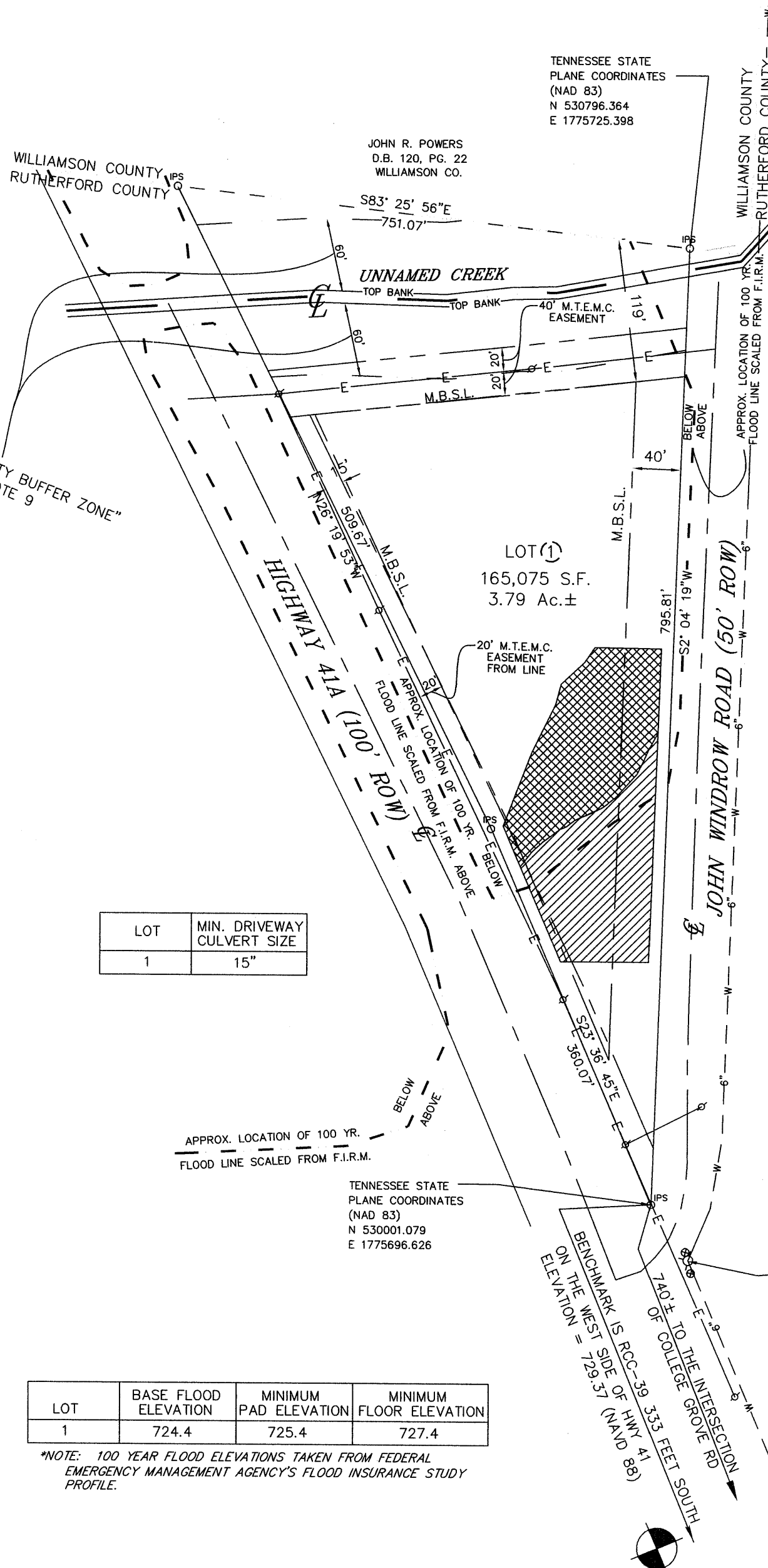
BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



1 LOT = 165,075 S.F. OR 3.79 Ac.±
0 100 200

LOT	BASE FLOOD ELEVATION	MINIMUM PAD ELEVATION	MINIMUM FLOOR ELEVATION
1	724.4	725.4	727.4

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



LOT	MIN. DRIVEWAY CULVERT SIZE
1	15"

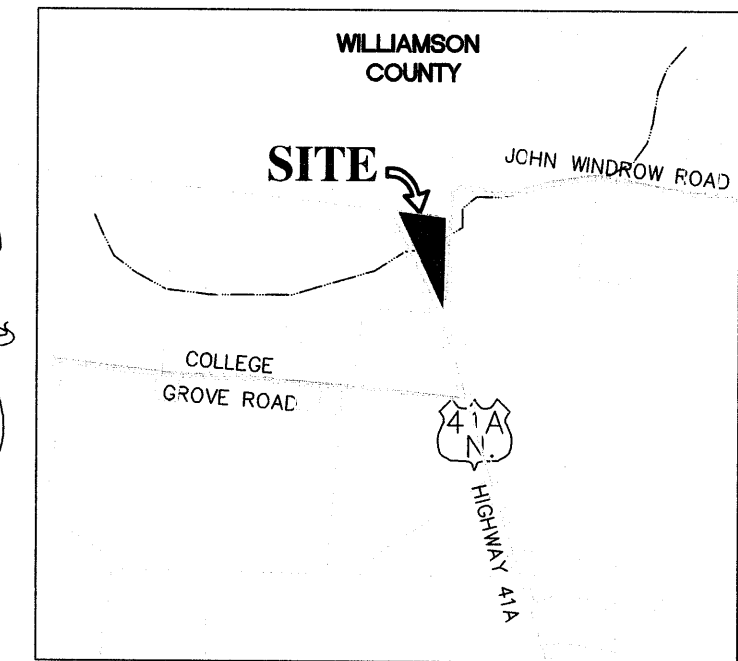
CERTIFICATE OF OWNERSHIP AND DEDICATION

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.

Record Book: 346, Page: 1904

5-17-2020 Date
5-17-2020 Date
5-17-2020 Date
5-17-2020 Date

Phoebe Ann Fly Smith
Donald E. Smith
Erich Cameron Smith
Drew Bayley Smith



LOCATION MAP
N.T.S.

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.

5/11/2020 Date
Philip G. Chapman
Tenn. RLS No. 2007

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.

5/15/2020 Date
Mandy Hill Dost
Tennessee Department of Environment and Conservation Division of Ground Water Protection

5/15/2020 Date
Josh Howland
Middle Tennessee Electric Membership Corporation

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

General approval is hereby granted for lot(s) proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.

5-15-2020 Date
Mandy Hill Dost
Tennessee Department of Environment and Conservation Division of Ground Water Protection

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

- Any cutting or filling after 5-15-2020 may render lots unsuitable for subsurface sewage disposal.
- Lot 1 is approved for up to a 2 bedroom residence.
- All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all houses, utilities, & drives outside shaded areas.

LOT	≤60 MPI	75 MPI	TOTAL
1	12,410 SF	13,082 SF	25,492 SF

SOILS AREAS

LOT	≤60 MPI	75 MPI	TOTAL
1	12,410 SF	13,082 SF	25,492 SF

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

I hereby certify that the subdivision plat entitled "Bonnie Tucker One Lot Subdivision and the combination of Tax Map 120, Parcel 23.05" 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 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.

PHILIP G. CHAPMAN
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE No. 2007
5/11/2020

SHUDDLESTON-STEEL ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084, FAX: 893 - 0080

FINAL PLAT
BONNIE TUCKER
ONE LOT SUBDIVISION
TAX MAP 120, PARCEL 23.05
8th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: MAY 2020 SCALE: 1"=100' SH. 1 OF 1

OWNER: PHOEBE ANN FLY SMITH,
DONALD E. SMITH, ERICH CAMERON SMITH
AND DREW BAYLEY SMITH

ADDRESS: 346 COLLEGE GROVE ROAD
EAGLEVILLE, TN 37060
TAX MAP: 120, PARCEL: 23.05
RECORD BOOK: 327, PAGE: 1106
RECORD BOOK: 352, PAGE: 1904

MAP NUMBER: 47149C0220H
DATED: JAN. 5, 2007 ZONE: AE, 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.