

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AS EVIDENCED IN RECORD BOOK 1883 PAGE 241, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. I ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER _____ DATE _____
 OWNER _____ DATE _____

CERTIFICATE OF WATER SERVICE AVAILABILITY
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN ENTITLED HOLLY'S PLACE SUBDIVISION SECTION 2 HAS BEEN APPROVED BY THE ENGINEERS FOR CONSOLIDATED UTILITIES 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 WILL BE PROVIDED UNTIL THAT CERTIFICATION HAS BEEN MADE IN WRITING.

MANAGER, CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY _____ DATE _____

CERTIFICATE OF ELECTRIC SERVICE AVAILABILITY
 SUBDIVISION PLAT - HOLLY'S PLACE SUBDIVISION SECTION 2

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, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH PLAT APPROVAL CHECK LIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON MTEMC'S WEB SITE www.mtemc.com (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC 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 REQUIREMENTS.

POWER SYSTEM OFFICIAL _____ DATE _____

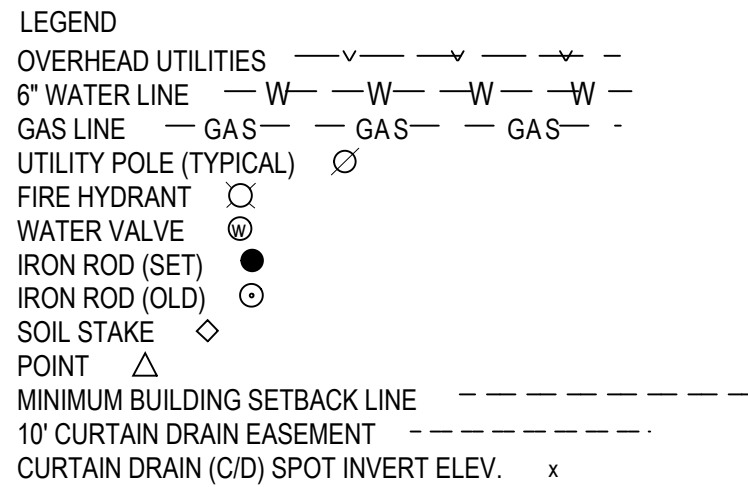
CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RUTHERFORD COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

SECRETARY, PLANNING COMMISSION _____ DATE _____



ROTATED TO DB 364 P 75

- SURVEYOR'S NOTES**
- 1) A TITLE SEARCH WAS NOT PROVIDED AT THE TIME OF THIS SURVEY. THIS PROPERTY IS SUBJECT, THEREFORE, TO A CURRENT AND ACCURATE TITLE SEARCH.
 - 2) ALL PROPERTY CORNERS ARE FLAGGED WITH PINK FLAGGING.
 - 3) ALL IRON RODS (SET) ARE 5/8" REBAR WITH A PLASTIC CAP WITH THE SURVEYOR'S LICENSE NUMBER 1819.
 - 4) ALL SURVEY CONTROL POINTS (TRAVERSE POINTS FOR THE USE OF THE SURVEYOR ONLY) ARE FLAGGED WITH PINK AND BLACK STRIPED FLAGGING.
 - 5) ALL UNDERGROUND UTILITIES LOCATIONS ARE APPROXIMATE ONLY. FOR CORRECT LOCATION INFORMATION CONTACT TENNESSEE ONE CALL.
 - 6) ELECTRONIC SURVEY DOCUMENTS SUCH AS CAD FILES, PDF COPIES, AND WORD PROCESSOR DOCUMENTS OR OTHER EMAILED OR DIGITALLY COPIED AND/OR OTHER ELECTRONICALLY FORWARDED INFORMATION AND DOCUMENTS ARE CONSIDERED "PRELIMINARY" OR "DRAFT" DOCUMENTS.
 - 7) TOPOGRAPHIC INFORMATION WAS DERIVED FROM AN ASSUMED ELEVATION OF 200.00 AND RANDOM GROUND LOCATIONS.
 - 8) 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 HIGHER STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
 - 9) WATER METERS TO BE SET ON EACH RESPECTIVE LOT SERVED.
 - 10) EXISTING WATER METER TO BE USED TO SERVE LOT 4.
 - 11) NO SOILS TO BE USED FOR SEPTIC WITHIN 10' OF A CUD WATER MAIN, WATER METER OR FIRE HYDRANT.
 - 12) ALL DRIVEWAY CULVERTS ARE TO MATCH EXISTING 15" CORRUGATED METAL CULVERT PIPES.
 - 13) ALL SOILS INFORMATION WAS TAKEN FROM A SOILS MAP PERFORMED BY JAY ANDREWS, SOIL SCIENTIST, LPS# 442, TDEC DIVISION OF GROUND WATER RESOURCES MAINTAINS A COPY OF THE SOILS MAP AND HAS REVIEWED THE FINAL PLAT FOR CONFORMANCE WITH SAME. NEITHER THIS SURVEYOR NOR CAFFEY SURVEYING, INC. ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR USEABILITY OF THE SOILS INFORMATION SHOWN HEREON.
 - 14) SOIL SCIENTIST DID NOT PROVIDE THE SOIL TYPES TO THIS SURVEYOR. FOR COMPLETE SOIL INFORMATION CONTACT THE RUTHERFORD COUNTY TDEC DIVISION OF GROUND WATER RESOURCES OFFICE.
 - 15) CURTAIN DRAIN (CD) ELEVATIONS WERE DESIGNED AS INSTRUCTED BY TDEC. SOIL SITE CURTAIN DRAIN OUTLETS ARE 36" BELOW THE LOWEST CORNER OF EACH SITE WITH INVERT SPOT ELEVATIONS NOTED ALONG THE EASEMENT ROUTE FOR SOIL SITES 4B & 4A. INVERT SPOT ELEVATIONS WERE DERIVED FROM A STANDARD SLOPE OF 4 INCHES OF FALL PER 100 FEET OR 0.03%.



LOT #	ACREAGE	SQUARE FOOTAGE
1	1.20 ACRES	52,285.26
2	1.83 ACRES	79,577.34
3	1.94 ACRES	84,392.04
4	1.53 ACRES	6,6642.67

SOIL SITE INFO

Id	Bearing	Distance
L1	N 31° 16' 36" E	85.89
L2	S 74° 36' 45" E	108.64
L3	S 32° 23' 13" W	84.19
L4	N 75° 43' 38" W	107.56
L5	S 62° 20' 52" W	81.23
L6	N 00° 23' 51" W	194.77
L7	N 23° 15' 42" E	17.07
L8	S 74° 36' 19" E	192.69
L9	S 16° 49' 00" W	25.91
L10	N 71° 57' 18" W	62.88
L11	S 16° 51' 27" W	149.58
L12	N 74° 36' 19" W	190.42
L13	N 23° 15' 42" E	100.62
L14	N 11° 22' 20" E	103.88
L15	N 62° 14' 30" E	86.16
L16	S 72° 50' 56" E	61.91
L17	S 76° 26' 58" E	65.75
L18	S 41° 19' 22" E	61.05
L19	N 16° 57' 28" E	50.00
L20	N 55° 41' 10" W	30.00
L21	N 79° 25' 53" E	35.00
L22	S 24° 51' 00" W	20.00
L23	N 16° 57' 28" E	50.00
L24	N 16° 49' 00" W	262.53
L25	S 61° 55' 21" E	40.79
L26	N 08° 35' 35" W	70.01
L27	N 74° 36' 45" W	67.03
L28	N 28° 58' 13" E	80.73
L29	S 68° 03' 34" W	55.77
L30	N 74° 36' 45" W	178.18
L31	N 13° 27' 33" W	47.69
L32	N 15° 24' 38" E	60.15
L33	S 74° 35' 22" E	158.37
L34	S 16° 24' 38" W	10.35
L35	S 03° 33' 28" W	70.58
L36	N 74° 36' 45" E	74.05
L37	N 76° 08' 48" W	49.49
L38	N 15° 24' 38" E	81.84
L39	S 16° 49' 00" W	162.86
L40	N 74° 35' 31" W	179.12

CALLS AND DISTANCES

Id	Bearing	Distance
L29	N 16° 57' 28" E	50.00
L30	N 16° 57' 28" E	50.00
L31	N 55° 41' 10" W	30.00
L32	N 79° 25' 53" E	35.00
L37	S 24° 51' 00" W	20.00

CURVE DATA

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	140° 03' 58"	50.00	122.23	93.99	S 43° 03' 49" E

CURTAIN DRAIN EASEMENT

Id	Bearing	Distance
L35	N 15° 22' 41" E	10.00
L36	S 65° 16' 19" E	63.81
L37	S 24° 51' 00" W	20.00
L38	N 65° 09' 00" W	122.21
L39	S 74° 36' 19" W	60.87

STATE OF TENNESSEE DEPT. OF ENVIRONMENT AND CONSERVATION
 RUTHERFORD COUNTY GROUND WATER PROTECTION
 GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS 1 THROUGH 4 DEFINED AS HOLLY'S PLACE SUBDIVISION SECTION 2 IN RUTHERFORD COUNTY, TENNESSEE AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED OR ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, (PERMANENT OR MOBILE) TO BE SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) EACH LOT MUST OBTAIN A SSDS CONSTRUCTION PERMIT TO BE ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. THE SIZE, TYPE AND LOCATION OF THE SSDS WILL BE DETERMINED AT TIME OF ISSUANCE. THE PLANS FOR THE EXACT HOUSE / STRUCTURE LOCATION AND THE SUBSURFACE SEWAGE SYSTEM MUST BE APPROVED BY THE ENVIRONMENTAL SPECIALIST WITH THE DIVISION OF GROUND WATER PROTECTION IN RUTHERFORD COUNTY. DRAINAGEWAYS, GULLED AREAS, CUT AND FILL MATERIAL AND DISTURBED SOIL AREAS ARE UNSUITABLE FOR SEWAGE DISPOSAL AREAS. STRUCTURES MUST BE PROPERLY LOCATED TO OBTAIN GRAVITY FLOW TO DRAIN FIELD OR A PUMP WILL BE REQUIRED. WATER TAPS, WATER LINES AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. THE HIGH INTENSITY SOILS MAP DESIGNATING SUITABLE SOIL AREAS FOR THIS SUBDIVISION IS ON FILE AT THE ENVIRONMENTALISTS OFFICE.

SHADED AREAS ARE RESERVED FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. ANY CONSTRUCTION, CUTTING, FILLING, OR ALTERATION OF THE SOILS WITHIN THE SHADED AREAS MAY VOID THE GENERAL APPROVAL OF THE LOT.
 S.S.D.S. DENOTES SUBSURFACE SEWAGE DISPOSAL SYSTEM
 ALL LOTS REQUIRE A SOIL IMPROVEMENT PRACTICE AT TIME OF INSTALLATION.

- LOT(S) 1 HAS AN EXISTING SYSTEM. ADEQUATE SUITABLE SOIL IS AVAILABLE TO DUPLICATE A 3 (THREE) BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM. PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE EXISTING SYSTEM. SEE EXISTING SYSTEM RE-INSPECTION LETTER COMPLETED IN CONJUNCTION WITH THIS LOT EVALUATION.
- LOT(S) 2 HAS ADEQUATE SUITABLE SOIL TO INSTALL AND DUPLICATE A 4 (FOUR) BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- LOT(S) 3 HAS ADEQUATE SUITABLE SOIL TO INSTALL AND DUPLICATE A 4 (FOUR) BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- LOT(S) 4 HAS ADEQUATE SUITABLE SOIL TO INSTALL AND DUPLICATE A 4 (FOUR) BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.

ENVIRONMENTAL SPECIALIST, DIVISION OF GROUND WATER PROTECTION _____ DATE _____

MINIMUM BUILDING SETBACK LINES
 FRONT: 40 FEET
 SIDE: 10 FEET
 REAR: 20 FEET

FLOOD HAZARD STATEMENT
 ACCORDING TO THE FLOOD INSURANCE RATE MAP OF RUTHERFORD COUNTY, TN, AND INCORPORATED AREAS, THIS PROPERTY LIES WITHIN THE AREA OF MINIMUM FLOOD HAZARD (ZONE X) AS SHOWN ON MAP NUMBER 47149C0377H, EFFECTIVE DATE: JANUARY 5, 2007.

OWNER / DEVELOPER
 HOMES BUILT BY TOWE, INC.
 CONTACT PERSON: WILLIAM H. TOWE, JR.
 P.O. BOX 77
 CHRISTIANA, TN, 37037
 PH. 615-405-4485
 EMAIL: duke4ul@gmail.com

RECORD
 THIS PLAT HAS BEEN RECORDED IN PLAT BOOK _____ PAGE _____
 ON _____ 2020 AT _____ O'CLOCK IN
 THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

REVISION DATE 07-06-2020
DESCRIPTION
 SHOW TN, STATE PLANE COORDINATES (NAD '83) ON 2 PROPERTY CORNERS AND TIE ELEVATIONS TO NAVD '88 AS PER RUTHERFORD CO. PLANNING SURVEY BENCH MARKS WITH NAVD '88 ELEVATIONS.
 SHOW 30' CURTAIN DRAIN EASEMENT AND NOTE DEED REFERENCE.
 SHOW SOIL SITE CURTAIN DRAIN INVERT ELEVATIONS AND OUT ELEVATION AS PER TDEC.
 REVISE BUILDING ENVELOPES AS PER OWNER

MINOR SUBDIVISION
HOLLY'S PLACE SUBDIVISION SECTION 2
 6.49 ACRES (TOTAL)
 4 LOTS (TOTAL)
 ZONED MEDIUM DENSITY RESIDENTIAL
 DESIGNED BY: CAFFEY SURVEYING, INC.
 STEVEN J. CAFFEY, R.L.S., TN, LIC. #1819
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY INTO FOUR (4) LOTS.

PERIMETER DISTANCE : 2716.51'

SCALE: 1" = 100'

PROPERTY OF: HOMES BUILT BY TOWE, INC.	CAFFEY SURVEYING, INC. P.O. BOX 663 319 LANE PARKWAY SHELBYVILLE, TN, 37162 PH. (931) 684-8881 BOUNDARIES - SITE PLANS - SUBDIVISIONS - TOPOGRAPHY	
	RUTHERFORD CO., TN	RB 1883 P 2241
DATE SURVEYED: 02-17-2020	DATE DRAWN: 07-07-2020	MAP 159 PARCEL 015.08 11TH CIVIL DISTRICT
DRAWN AND CHECKED BY: S.J.C.		
SURVEYOR: STEVEN J. CAFFEY, R.L.S., TN, LIC. #1819		JOB NO. C20-014